From:	Danny Aleshire <danny.aleshire@awattorneys.com>
Sent time:	02/21/2019 12:38:25 PM
To:	Selim <Selim@sawayaeng.com>
Cc:	Boyd Hill <BHill@jacksontidus.law>; Jill Martin <jmartin@trumpnational.com>; Ara Mihranian; So Kim
Subject:	FW: Trump - Certificate of Acceptance
Attachments:	IRVLIB-#1436583-v1-Certificate_of_Acceptance_(Irrevocable_Offer_to_Dedic....pdf

Hi Selim,

Please see Zach's comments re the legal descriptions below and provide feedback. He references to the page numbers refer to the attached document.

Regarding his second point, I believe you meant to refer to Final Tract Map No. 50667, not Vesting Tract Map 50667, correct? On his last point, I could be wrong, but I believe we were intending to have a portion of Lot J dedicated to the City per the Final Map. No portion of Lot J was ever intended to be dedicated to the City via the Offer of Dedication.

Also when was Lot B of Tract Map 50667 adjusted and pursuant to what documentation?

Thanks,
Danny

From: Rehm, Zach@Coastal [mailto:Zach.Rehm@coastal.ca.gov]
Sent: Wednesday, February 20, 2019 6:22 PM
To: Danny Aleshire
Cc: Galvez, Karla@Coastal; Tobin, Erin@Coastal; Sexton, Pat@Coastal
Subject: RE: Trump - Certificate of Acceptance

Hi Danny,

Page 177 of your document references Lot F as 3.576 acres while page 178 references it as 3.657 acres. I think the latter is correct because it generally matches the Vesting Tentative Tract Map 50666 approved through CDP Amendment 21 which references 3.66 acres. Please check to see whether one of the figures should be corrected.

Pages 192-193 reference changes to Vesting Tentative Tract Map 50667. However, the Final Tract Map 50667 has already been recorded and I don't understand how it can be changed through this process. Please advise.

Lot J is not included in your document. Exhibit E of the A&R OTD in Fee (page 127) does not list Lot J as part of the fee dedication either. However, wasn't there a proposal to dedicate a portion of Lot J to the City (a sliver adjacent to the road that has OTD easement bike path and trails)? I think that transfer was supposed to be accomplished via the Final Tract Map 50666 and is one of the many outstanding revisions we were waiting to see before we could approve the map for recording.

Thanks, and note that we may have more comments.
–
Zach Rehm
Senior Transportation Program Analyst
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802
(562) 590-5071

CALIFORNIA COASTAL COMMISSION

From: Galvez, Karla@Coastal
Sent: Tuesday, February 19, 2019 1:07 PM
To: Danny Aleshire
Cc: Tobin, Erin@Coastal; Rehm, Zach@Coastal; Sexton, Pat@Coastal
Subject: RE: Trump - Certificate of Acceptance

Hi Danny –

I'm not comfortable processing these changes as a re-recording of the COA. However, assuming we confirm all the changes are consistent with the prior approvals, we can work with you on processing an amendment. My recommendation is that it be similar to the Special Condition 2 Amendment to Conservation Easement we agreed to (see attached) which would update the exhibit with the new legal descriptions and graphics. In any event, there needs to be a Coastal signature on the document.

Regarding the 30 pages of new legal description and graphic depictions, we'll review and get back to you with any comments at our earliest opportunity but it'll be a couple of weeks at the earliest.

Regarding the tract map for 50666, please note we have not approved a final version for recording. The last version we received still needed a variety of changes. We have told the applicant this repeatedly so I don't understand why they are trying to proceed without Commission approval.

Karla V. Galvez, Attorney
California Coastal Commission
45 Fremont St., Ste 2000
San Francisco, CA 94105
T: (415) 904-5220

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Wednesday, February 13, 2019 8:20 PM
To: Rehm, Zach@Coastal; Galvez, Karla@Coastal; Sexton, Pat@Coastal
Cc: Danny Aleshire
Subject: Trump - Certificate of Acceptance

Hi All,

I have discussed with Zach an issue that has come up in Trump's attempt to record the Final Map. The title company needs to provide a subdivision report in order to record the Final Map and it is unwilling to confirm the exact boundaries of the property that was conveyed to the City under the OTD for Fee Title (in Oct. 2000), given the fact that it is based solely on a crude map depiction and description in the OTD and the appearance of possible discrepancies from that map depiction and the actual boundaries of the property conveyed to the City as now shown in the Final Map. See attached for the depiction / description in the OTD which is the only description / depiction of the property that is purportedly conveyed under the OTD.

To address this issue, we have prepared the attached replacement Certificate of Acceptance, which the title company has signed off on, and which includes the specific legal descriptions of the open space areas that were intended to be dedicated to the City under the OTD for Fee Title. This document describes the issue as simply a clerical error in the previously recorded Certificate of Acceptance, based on the fact that the CoA did not include an Exhibit B which was intended to be attached to the previously recorded CoA. The Exhibit B to this document provides the specific legal descriptions of the open space parcels that were intended to be dedicated to the City, which the City Engineer has previously reviewed, commented on, and ultimately signed off on.

This document is intended to be signed by Trump, the City, and the Coastal Commission so that its explicitly clear what property was intended to be transferred to the City under the OTD for Fee Title. If you are ok with the City signing this document without the Coastal Commission's signature, that's fine, but we wanted to give you the opportunity if desired.

Please review and let us know if this is acceptable for execution as we'd like to get this scheduled for a Council hearing asap. Of course, if you have any questions, please don't hesitate to contact me.

Thanks,

Danny Aleshire | Associate
Aleshire & Wynder, LLP | 2361 Rosecrans Ave., Suite 475, El Segundo, CA 90245
Tel: (310) 527-6660 | Dir: (310) 527-6679 | Fax: (310) 532-7395 | danny.aleshire@awattorneys.com | awattorneys.com

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RECORDED MAIL TO:

CALIFORNIA COASTAL COMMISSION
725 Front Street, Suite 300
Santa Cruz, California 95060-4508
Attn: Legal Division

STATE OF CALIFORNIA OFFICIAL BUSINESS
Document entitled to free recordation pursuant to
Government Code Section 27383
7564-021-024, 025
CDP: A-5-RPV-93-005

CERTIFICATE OF ACCEPTANCE
(IRREVOCABLE OFFER TO DEDICATE FEE TITLE)

This document is being re-recorded to add Exhibit B to the
Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title),
containing the Legal Description of the Dedicated Property

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ACKNOWLEDGEMENT AND CONSENT TO RE-RECORDING

The undersigned, Mayor of the City of Rancho Palos Verdes, a California municipal corporation ("City" or "Grantee"), Staff Counsel of the California Coastal Commission ("Commission"), and authorized representative collectively of VH Property Corp., a Delaware corporation, and of VHPS LLC, a Delaware limited liability company, (collectively, as the successors-in-interest to the "Offeror" or "Grantor") hereby acknowledge and agree that there was a clerical error in recordation of the attached document entitled "Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title)" recorded on November 6, 2018, as Instrument No. 2018-1122132, Official Records of Los Angeles County, California, because said document was inadvertently recorded without the attached Exhibit B to the Certificate of Acceptance, containing the Legal Description of the Dedicated Property. The City, Commission, VH Property Corp. and VHPS LLC understand and agree that this document is being re-recorded with the intended Exhibit B attached hereto to clarify what was intended to be offered for dedication to the City in accordance with the existing development by the offeror/grantor under the Irrevocable Offer to Dedicate Fee Title (originally recorded on December 19, 1997 as Instrument Number 97-1999961 of the Official Records of Los Angeles County, as amended on October 17, 2000 and October 23, 2000 by documents recorded as Instrument Nos. 2000-1613039 and 00-1649980, respectively), and hereby consent to said re-recording, pursuant to authority conferred by Resolution No. 2019-_____ of the City Council of the City adopted on February __, 2019, and the City, as the Grantee consents to recordation hereof by its duly authorized officer. The City, Commission, VH Property Corp. and VHPS LLC acknowledge and agree that the City's interest in the real property described in Exhibit B to the Certificate of Acceptance, containing the Legal Description of Dedicated Property, is subject to the terms and provisions of the Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title), and the Acknowledgment of Offer to Dedicate Fee Title Acceptance and Agreement attached thereto, as if the complete Certificate of Acceptance (Irrevocable Offer to Dedicate Fee Title) including Exhibit B was recorded on November 6, 2018, as Instrument No. 2018-1122132, Official Records of Los Angeles County, California.

[*SIGNATURES PAGE FOLLOWS*]

IRVLIB-#1436583-v1-Certificate_of_Acceptance_(Irrevocable_Offer_to_Dedic...pdf

IN WITNESS WHEREOF, the undersigned have been authorized by and have executed this Acknowledgment and Consent to Re-Recording on behalf of the City, Commission, VH Property Corp. and VHPS LLC as of the dates set forth and in accordance with each signature set forth below.

Date: February ___, 2019

_____
Jill A. Martin, Authorized Representative
VH Property Corp. and VHPS LLC

Date: February ___, 2019

_____
Susan M. Brooks, Mayor
City of Rancho Palos Verdes

Date: February ___, 2019

_____
Karla V. Galvez, Staff Counsel
California Coastal Commission

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

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20181122132

Pages: 0156

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Recorder's Office, Los Angeles County, California

11/06/18 AT 08:00AM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00

LEADSHEET

201811060140011

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009447437

SEQ:
10

DAR - Title Company (Hard Copy)

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2

7h

11/06/2018
20181122132

RECORDING REQUESTED BY AND
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CALIFORNIA COASTAL COMMISSION
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508
Attn: Legal Division

STATE OF CALIFORNIA OFFICIAL BUSINESS
Document entitled to free recordation
Pursuant to Government Code §27383
7564-021-024, 025 (2)
CDP: A-5-RPV-93-005

CERTIFICATE OF ACCEPTANCE
(IRREVOCABLE OFFER TO DEDICATE FEE TITLE)

This is to certify that the interests in real property conveyed by the Irrevocable Offer to Dedicate Fee Title executed by Ocean Trails, L.P. and recorded on December 19, 1997 as Instrument Number 97-1999961 of the Official Records of Los Angeles County, as amended on October 17, 2000 and October 23, 2000 by documents recorded as Instrument Nos. 2000-1613039 and 00-1649980, respectively, all attached hereto as EXHIBIT A and incorporated by this reference, are hereby accepted by the City of Rancho Palos Verdes, a California municipal corporation ("Grantee"), on the date of recording, pursuant to authority conferred by Resolution No. 2018-57 of the City Council of Grantee adopted on August 21, 2018, and Grantee consents to recordation hereof by its duly authorized officer. This acceptance is subject to the Acknowledgement of Offer to Dedicate Fee Title Acceptance and Agreement executed by Grantee and the California Coastal Commission attached hereto and incorporated herein by this reference.

Dated: September 26, 2018

CITY OF RANCHO PALOS VERDES,
a California municipal corporation

By: Susan Brooks
Name: SUSAN BROOKS
Title: MAYOR

[NOTARY ACKNOWLEDGEMENT FOLLOWS]

01203.0018/504449.2

10B

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B

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 09/26/2018 (Date) before me, Teresa Primavera-Takaoka, notary public (Here Insert Name and Title of the Officer),

personally appeared Susan Brooks (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TERESA PRIMAVERA-TAKAOKA
Commission # 2113492
Notary Public - California
Los Angeles County
My Comm. Expires Jun 26, 2019

Signature Teresa Primavera-Takaoka
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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ACKNOWLEDGMENT OF OFFER TO DEDICATE
FEE TITLE ACCEPTANCE AND AGREEMENT

THIS ACKNOWLEDGMENT OF OFFER TO DEDICATE FEE TITLE ACCEPTANCE AND AGREEMENT (this "Acknowledgment") acknowledges the acceptance of the interests in real property conveyed by the Irrevocable Offer to Dedicate Fee Title executed by Ocean Trails, L.P. and recorded on December 19, 1997 as Instrument Number 97-1999961 of the Official Records of Los Angeles County, as amended on October 17, 2000 and October 23, 2000 by documents recorded as Instrument Nos. 2000-1613039 and 00-1649980, respectively (collectively, the "Dedication"), by the City of Rancho Palos Verdes, a California municipal corporation ("Grantee"), pursuant to the Certificate of Acceptance to which this Acknowledgement is attached (the "Acceptance"), and sets forth the parties' agreement with respect to such Acceptance.

I. **WHEREAS**, the California Coastal Commission is an agency of the State of California established pursuant to Public Resources Code §30300 (the "Commission") and is charged with primary responsibility for implementing and enforcing the California Coastal Act of 1976, Public Resources Code § 30000 *et seq*. (the "Coastal Act");

II. **WHEREAS**, as a condition to its approval of certain coastal development permits, as more specifically identified in the Dedication, the Commission required the Dedication and intends to ensure that the purposes, terms and conditions of the Dedication be implemented as intended;

III. **WHEREAS**, the Dedication provides, among other things, that it may only be accepted by a public entity or a private association acceptable to the Executive Director of the Commission (the "Executive Director");

IV. **WHEREAS**, following the Dedication, Grantee acquired fee title to a portion of the real property subject to the Dedication but not pursuant to the acceptance procedures set forth in the Dedication;

V. **WHEREAS,** Grantee desires to become the holder of all of the real property described in the Dedication (the "Property"), and accordingly has requested that the Executive Director approve it as an acceptable organization to hold and manage the all Property pursuant to the Dedication; and

VI. **WHEREAS,** Grantee is acceptable to the Executive Director to be the holder of the Property on the condition that Grantee agrees that its acceptance of the Dedication pursuant to the Acceptance and this Acknowledgment shall impose the terms and conditions of the Dedication on the entirety of the Property, binding Grantee with respect to all its interests in the Property, including the interests acquired by Grantee before the acceptance of the Dedication pursuant to the Acceptance.

NOW, THEREFORE, in consideration of the above and the mutual benefits and the terms and conditions set forth herein, Grantee, for itself and its successors and assigns, covenants and agrees that all the Property (including the interests acquired by Grantee before the acceptance of the Dedication pursuant to the Acceptance) is hereby governed and restricted by the terms and conditions of the Dedication in perpetuity. It is the express intent of the parties that the Dedication and the terms and conditions set forth therein not be extinguished by, merged into, modified by, or otherwise deemed affected by any other interest or estate in any of the Property now or hereafter held by the Grantee or its successors or assigns. The Commission hereby acknowledges that Grantee is an entity acceptable to the Executive Director to be holder of the Property pursuant to the Dedication.

Non-Order Search Page 4 of 156 Requested By: j.silva, Printed: 11/15/2018 11:13 AM
Doc: CALOSA:2018 01122132

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IN WITNESS WHEREOF, the Commission and Grantee have executed this Acknowledgment as of the dates set forth below.

Dated: September 18, 2018

CALIFORNIA COASTAL COMMISSION

By: _____
Karla Galvez, Staff Counsel

Dated: _____

CITY OF RANCHO PALOS VERDES,
a California municipal corporation

By: _____
Name: _____
Title: _____

EXECUTED IN COUNTERPART

[NOTARY ACKNOWLEDGEMENTS FOLLOW]

Non-Order Search
Doc: CALOSA:2018 01122132

Requested By: j.silva, Printed: 11/15/2018 11:13 AM

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IN WITNESS WHEREOF, the Commission and Grantee have executed this Acknowledgment as of the dates set forth below.

Dated: 0

CALIFORNIA COASTAL COMMISSION

By: _____
Karla Galvez, Staff Counsel

Dated: 9-24-18

CITY OF RANCHO PALOS VERDES,
a California municipal corporation

By: Susan Brooks
Name: SUSAN BROOKS
Title: MAYOR

EXECUTED IN COUNTERPART

[NOTARY ACKNOWLEDGEMENTS FOLLOW]

Non-Order Search
Doc: CALOSA:2018 01122132

Requested By: j.silva, Printed: 11/15/2018 11:13 AM

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On 9/18/18, before me, JEFF G. STABEN-MIHALEK, Notary Public, personally appeared KARLA GALVEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

JEFF G. STABEN-MIHALEK
Commission No. 2142210
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires FEBRUARY 9, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

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Requested By: j.silva, Printed: 11/15/2018 11:13 AM

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 09/26/2018 (Date) before me, Teresa Primavera-Takaoka, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Susan Brooks (Name(s) of Signer(s))

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

TERESA PRIMAVERA-TAKAOKA
Commission # 2113492
Notary Public - California
Los Angeles County
My Comm. Expires Jun 26, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

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Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A
TO CERTIFICATE OF ACCEPTANCE

Content of Exhibit A

1. Irrevocable Offer to Dedicate Fee Title recorded on December 19, 1997 as Instrument Number 97-1999961 **[omitted; a copy is on file and available for review at the California Coastal Commission's Long Beach office]**

2. Amended and Restated Irrevocable Offer to Dedicate Fee Title recorded on October 17, 2000 as Instrument No. 2000-1613039 **[attached]**

3. Amendment to Documents recorded on October 23, 2000 as Instrument Number 00-1649980 **[attached]**

Non-Order Search
Doc: CALOSA:2018 01122132

Requested By: j.silva, Printed: 11/15/2018 11:13 AM

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LEAD SHEET

00-1613039

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
OCT 17 2000
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FREE U

140

D.T.T.

CODE 20

CODE 19

CODE 9

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY:

00 1613039

WHEN RECORDED MAIL TO:

CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219

AMENDED AND RESTATED IRREVOCABLE OFFER TO DEDICATE FEE TITLE

THIS AMENDED AND RESTATED IRREVOCABLE OFFER TO DEDICATE FEE TITLE (hereinafter referred to as the "Amended and Restated Offer") is made this 22nd day of August, 2000, by Ocean Trails, L.P., a California limited partnership (hereinafter referred to as the "Grantor").

I. WHEREAS, the Grantor is the legal owner of a fee interest or a leasehold interest of certain real properties located in the County of Los Angeles, State of California and described in the attached Exhibit A (hereinafter referred to as the "Property"); and

II. WHEREAS, all of the Property is located within the coastal zone as defined in section 30103 of the California Public Resources Code (hereinafter referred to as the "California Coastal Act of 1976"); and

III. WHEREAS, the California Coastal Act of 1976 (hereinafter referred to as the "Act") creates the California Coastal Commission (hereinafter referred to as the "Commission") and requires that any development approved by the Commission must be consistent with the policies of the Act set forth in Chapter 3 of Division 20 of the Public Resources Code; and

IV. WHEREAS, pursuant to the Act, the Grantor applied to the Commission for a permit to undertake development as defined in the Act within the coastal zone of Los Angeles County; and

V. WHEREAS, on April 15, 1993, January 12, 1995, September 27, 1995, February 1, 1996, July 11,1996, December 24, 1996, October 7, 1997, November 5, 1997, May 13, 1998, August 11, 1998, October 13, 1998, May 11, 1999, July 13, 1999 and September 16, 1999, the Commission granted coastal development permit No. A-5-RPV-93-005, A-5-RPV-93-005-A1, A-5-RPV-93-005-A2, A-5-RPV-93-005-A3, A-5-RPV-93-005-A4, A-5-RPV-93-005-A5, A-5-RPV-93-005-A6, A-5-RPV-93-005-A7, A-5-RPV-93-005-A8, A-5-RPV-93-005-A9, A-5-RPV-93-005-A10, A-5-RPV-93-005-A11, A-5-RPV-93-005-A12 and A-5-RPV-93-005-A13, respectively (hereinafter collectively referred to as the "Original Permit"), to Grantor subject to the conditions attached hereto as Exhibit B and incorporated herein by reference and in accordance with the provisions of the Staff Recommendations and Findings as referenced on Exhibit B-1; and

This Amended and Restated Offer completely amends and restates the Irrevocable Offer to Dedicate Fee Title recorded on December 19, 1997 as Instrument No. 97-1999961 in the Official Records of Los Angeles County, CA.

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VI. WHEREAS, the Commission, acting on behalf of the People of the State of California and pursuant to the Act, granted the Original Permit to the Grantor subject to the requirement that the Grantor record an irrevocable offer to dedicate a portion of the Property in fee as is more fully set forth in condition 1 of the Original Permit (hereinafter referred to as the "Original Condition"), a copy of which is attached hereto as Exhibit C and incorporated herein by reference; and

VII. WHEREAS, the Commission placed the Original Condition on the Original Permit 1) so as to prevent the adverse direct and cumulative effects on coastal resources and public access to the coast which could occur if the Dedicated Property (as defined below) were not restricted in accordance with this Amended and Restated Offer and 2) because a finding must be made under Public Resources Code section 30604(a) that the proposed development is in conformity with the provisions of Chapter 3 of the Act and in the absence of the protections provided by the Original Condition, said finding could not be made; and

VIII. WHEREAS, the Grantor elected to comply with the Original Condition and entered into an Irrevocable Offer to Dedicate Fee Title dated December 12, 1997 and recorded on December 19, 1997 as Instrument No. 97-1999961 in the Official Records of Los Angeles County, California (hereinafter referred to as the "Original Offer") so as to enable the Grantor to undertake the development authorized by the Original Permit; and

IX. WHEREAS, since the recordation of the Original Offer, the Commission has further adopted on July 12, 2000 coastal development permit number A-5-RPV-93-005-A15 (which, with the Original Permit, is hereinafter referred to collectively as the "Amended Permit"), in accordance with the provisions of the Staff Recommendations and Findings as referenced on Exhibit I attached hereto and incorporated herein by this reference; and

X. WHEREAS, coastal development permit number A-5-RPV-93-005-A15 amended the Original Condition with the revised condition attached hereto as C-1 and incorporated herein by this reference (the "Amended Condition"); and

XI. WHEREAS, as a result of the foregoing, the Grantor desires to completely amend and restate the Original Offer by executing this Amended and Restated Offer.

NOW THEREFORE, in consideration of the granting of the Amended Permit to the Grantor by the Commission, the Grantor hereby irrevocably offers to dedicate to the People of the State of California, title in fee to that portion of the Property specifically described and/or depicted in Exhibit E, attached hereto and incorporated herein by reference (hereinafter referred to as the "Dedicated Property"). However, Grantor expressly reserves from such offer to dedicate the right to grant new easements for the construction, operation and continued maintenance of utilities (including, without limitation, gas, electric, water, telephone, sewer and storm drain facilities), together with the right to transfer such easements. It is currently contemplated that such utilities will be located in, over, across and under those portions of the Dedicated Property consisting of streets from time to time, and in the areas depicted on Exhibit F attached hereto and incorporated herein by this reference.

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1. PURPOSE. This Amended and Restated Offer is for the purpose of parks, public access, passive recreational use, habitat enhancement, trail, public parking, street purposes, managed fire break and flood control purposes, all as more specifically set forth in the Amended Condition, and the Dedicated Property shall be used for such purpose. The Grantee of this Amended and Restated Offer shall manage the Dedicated Property for such purposes in accordance with the standards set forth in the Amended Condition. These standards include, but are not limited to, the following:

a) The Dedicated Property may be used for no more than six temporary events per year,including filming events, that close off any portion of the parking lots and/or parks located on said Property, subject to all provisions of the City's Local Coastal Program and the following restrictions:

i) all public parking spaces shall be available to the public on all summer holidayweekends and on the Fourth of July,

ii) no more than two such events shall take place in the summer (after Memorial Day and before Labor Day of any year,

iii) all events shall leave three accessways from Palos Verdes Drive South to the bluff top corridor open to the public,

iv) all of the bluff top trail sand bluff edge portion of Ocean Trails Park shall remain open to the public, and

v) all events shall retain no fewer than 50 parking spaces open to the public free of charge.

b) Public parks in the Dedicated Property shall be open from dawn to no earlier than one (1) hour after sunset.

The Grantee of this Amended and Restated Offer shall have the right to maintain and repair the improvements on the Dedicated Property for the construction of which, pursuant to terms of the Amended Condition, the Grantor is responsible, and to construct new improvements that are consistent with the above-referenced purposes and authorized by a future coastal development permit.

2. DECLARATION OF RESTRICTIONS.

a) Prior to acceptance of this Amended and Restated Offer, this Amended and Restated Offer shall not be used or construed to allow anyone to interfere with any rights of public access acquired through use which may exist on the Dedicated Property.

b) Prior to acceptance, the Grantor shall not take any action inconsistent with the above-stated purposes of this Amended and Restated Offer, including, without limitation, constructing or improving the Dedicated Property in a manner other than that expressly

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permitted or required by the terms of the Amended Permit, including the Amended Condition, or as may be authorized by a future coastal development permit, and as otherwise authorized by law.

c) No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to any of the trails described in Section 1(B) of the Amended Condition, except for repair and maintenance of existing sewer lines, drainage structures, utilities, monitoring wells, and hydraugers shall be exempt pursuant to Section 30610(d) and the regulations of the California Code of Regulations, Title 14 Section 13252.

d) Those portions of the Dedicated Property consisting of Lot B of Tract 50666 and Lot C of Tract 50667 identified on Exhibits G and H attached hereto and incorporated herein by reference, shall be restricted only to:

(i) habitat protection and restoration purposes, and

(ii) public utilities including storm drains and dissipation facilities, as shown on said exhibits.

e) Conversely, the Grantor shall, subject to the limitations of relevant portions of the Amended Condition, have the right to:

(i) enter the Dedicated Property,

(ii) construct and maintain revegetation areas,

(iii) construct temporary construction fences and construction access,

(iv) construct, install and maintain benches, water fountains, trails, fences, a bridge, turnarounds, signage, staging areas, low barriers, stairs, view overlooks, safety fencing along the seaward side of certain bluff top trails as set forth in the Amended Condition and non-locking swing gates at the entrance of steep natural trails identified in the Amended Condition, and other public improvements, including, without limitation, those improvements described in the Amended Condition, in the project description, in Conditions 3 and 4 of the Amended Permit, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 and in the Public Amenities Plan Trails and Signage Map of September 26, 1996 (revised January 20, 1997), both on file and available for inspection at the Commission's South Coast district office, and

(v) perform erosion control.

(vi) construct and use drainage devices, dewatering wells and monitoring wells as recommended by the project geologist and the City geologist (provided that the construction and location of such wells in the reasonable judgment of the Executive

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Director of the Commission do not materially and adversely effect the purpose of the Amended Condition),

(vi) install, maintain and utilize horizontal drains and perform drainage control within the portions of the Dedicated Property as required by the City, and

(viii) perform grading and landslide remediation including, without limitation, the right to disturb approximately seventeen (17) acres in the location set forth on Exhibit J attached hereto and incorporated herein by reference.

3. DURATION, ACCEPTANCE AND TRANSFERABILITY. This Amended and Restated Offer shall be binding upon the owner and the heirs, assigns, or successors in interest to the Dedicated Property for a period of 21 years from the recordation of the Original Offer. This Amended and Restated Offer may be accepted by any agency of the State of California, a political subdivision, or a private association acceptable to the Executive Director of the Commission (hereinabove and hereinafter referred to as the "Grantee"). However, notwithstanding anything to the contrary contained above, the Grantee may not accept this Amended and Restated Offer as to any portion of the Dedicated Property until such time as a final tract map or final parcel map is recorded for development purposes against such portion of the Dedicated Property or the Grantor or its successors or assigns commences grading operations on the land included within such map. Such acceptance shall be effectuated by recordation by the Grantee of an acceptance of this Amended and Restated Offer in the form attached hereto as Exhibit D. Upon recordation of acceptance of this Amended and Restated Offer, this Amended and Restated Offer and terms, conditions, and restrictions shall have the effect of a grant of fee title to the Dedicated Property. After acceptance, Grantee may transfer title to the Dedicated Property to any entity that qualifies as a Grantee under the criteria hereinabove stated. Acceptance of this Amended and Restated Offer is subject to a covenant which runs with the land, providing that the Grantee may not abandon the fee until such time as the Grantee effectively transfers said fee to an entity which qualifies as a Grantee under the criteria hereinabove stated.

4. REMEDIES. Any act, conveyance, contract, or authorization by the Grantor whether written or oral which uses or would cause to be used or would permit use of the Dedicated Property contrary to the terms of this Amended and Restated Offer will be deemed a breach hereof. The Grantor, any Grantee, and any offeree of this Amended and Restated Offer may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Amended and Restated Offer and their respective interest in the Dedicated Property. In the event of a breach, any forbearance on the part of any such party to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

5. TAXES AND ASSESSMENTS. Until this Amended and Restated Offer is accepted, Grantor agrees to pay or cause to be paid all real property taxes and assessments levied or assessed against the Dedicated Property. It is intended that, until accepted, this Amended and Restated Offer and the use restrictions contained herein shall constitute enforceable restrictions

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within the meaning of a) Article XIII, section 8, of the California Constitution; and b) section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Amended and Restated Offer, easement and restrictions shall be deemed to constitute a servitude upon and burden to the Dedicated Property within the meaning of section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

6. SUCCESSORS AND ASSIGNS. The terms, covenant, condition, exceptions, obligations and reservations contained in this Amended and Restated Offer shall be deemed to be covenants and restrictions running with the land and shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

7. SEVERABILITY. If any provision of this Amended and Restated Offer is held to be invalid, or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

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8. ORIGINAL OFFER. Grantor and the Commission hereby agree that this Amended and Restated Offer completely amends and restates the Original Offer, which Original Offer is of no further force or effect.

Executed on this 24th day of August 2000, at San Pedro, California.

Dated: August 24th, 2000

OCEAN TRAILS, L.P., a California limited partnership

By: Ocean Trails Management LLC, a California limited liability company, general partner

By: _____
Kenneth A. Zuckerman, Manager

CALIFORNIA COASTAL COMMISSION

By: _____

Its: _____

NOTARY ON NEXT PAGE

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STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On AUGUST 24, 2000 before me, BARBARA J. KORTZ, a Notary Public personally appeared KENNETH A. ZUCKERMAN, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

BARBARA J. KORTZ
Commission # 1196068
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2002

Signature Barbara J. Kortz (Seal)

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On _____ before me, _____, a Notary Public personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

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This is to certify that the Amended and Restated Irrevocable Offer to Dedicate Fee Title set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission pursuant to authority conferred by the California Coastal Commission when it granted Coastal Development Permit No. See Recital V on See Recital V, and the California Coastal Commission consents to recordation thereof by its duly authorized officer.

Dated: October 5, 2000

CALIFORNIA COASTAL COMMISSION

By: John Bowers
John Bowers

Its: Staff Counsel

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 10/5/00 before me, Deborah L. Bove, a Notary Public personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Deborah L. Bove

PC01 DEBORAH L. BOVE COMM. #1239052 NOTARY PUBLIC-CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Oct. 21, 2003 PC01

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EXHIBIT A

PROPERTY

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Parcel 1:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, Allotted to Jotham Bixby by Decree of partition in the action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A.C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive South as shown on said Map, thence South 80° 56' 50" East along said center line 953.10 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet, thence Easterly along said curve 150.00 feet to a point, the radial line to said point bearing North 26° 14' 29" East thence South 28° 27' 25" West 637.88 feet, thence South 56° 48' 36" West 494.64 feet to the true point of beginning of the Parcel being hereby described,thence North 38° 28' 00" West 1054.66 feet, thence South 53° 58' 21" West 408.04 feet, thence South 14° 55' 53" West 155.24 feet, thence South 62° 14' 52" West to the ordinary high tide line of the Pacific Ocean, thence following said ordinary high tide line in a general Southeasterly direction to the intersection with a line described as: Beginning at the said true point of beginning, thence South 56° 48' 36" West 300.00 feet to point "A" hereinafter referred to, thence South 45° 20' 20" West, to the said ordinary high tide line, thence continuing along the boundary lines of the parcel being hereby described, North 45° 20' 20" East to said Point "A", thence North 56° 48' 36" East 300.00 feet to the true point of beginning.

Except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcel 102, as shown on said L.A.C.A. Map No. 51.

Parcel 2:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of partition in the Action "Bixby et al., vs. Bent et al., "Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A. C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive, South as shown on said map, thence South 80° 56' 50" East along said center line 684.82 feet to the true point of beginning of the parcel being hereby described, thence South 80° 56' 56" East along said center line 268.28 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet, thence Easterly along said curve 150.00 feet to a point, the radial line to said point bearing North 26° 14' 29" East, said point being designated as point "B" for the purpose of this description, thence continuing Southeasterly along said curve 381.55 feet, thence South 20° 02' 10" East 113.33 feet, thence South 43° 16' 43" West to the ordinary high tide line of the Pacific Ocean, thence in a general Northwesterly.direction along said high tide line to the intersection with a line described as beginning at the above described point "B", thence South 28° 27' 25" West 637.88 feet, thence South 56° 48' 36" West 794.64 feet to a point "A" hereinafter referred to, thence South 45° 20' 48" West to the ordinary high tide line of the Pacific Ocean, thence

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continuing along the boundary line of the Parcel being hereby described, North 45° 20' 20" East to the hereinbefore described point "A", thence North 56° 48' 36" East 300.00 feet thence North 38° 28' 00" West 351.49 feet, thence North 56° 48' 36" East 438.55 feet, thence North 28° 27' 25" East 290.84 feet, thence North 9° 03' 10" East 150.00 feet to said true point of beginning.

Except therefrom that portion within the boundary lines of Palos Verdes Drive South, as shown on map CSB-1082-3 on file in the office of the County engineer of said County, and as described in deed to the County of Los Angeles, recorded on December 23, 1952 as Instrument No. 3469 in Book 40587 Page 284, Official Records of said County.

Also except therefrom that portion of said land, included within the land as described in the deed to Palos Verdes Properties, recorded March 3, 1972 as Instrument No. 1865 Official Records of said County.

Also except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcels 101 and 102 as shown on said L.A.C.A. Map No. 51.

Parcel 3:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of partition in the action "Bixby et al., vs. Bent at al., "Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A. C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive, South as shown on said Map, thence South 80° 56' 50" East along said center line 953.10 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet, thence Easterly along said curve 531.55 feet, thence South 20° 02' 10" East 113.33 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 1200 feet, the beginning of said last mentioned curve being the true point of beginning of the Parcel being hereby described, thence Southeasterly along said curve 1051.00 feet, thence South 70° 15' 35" East 461.13 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 2000.00 feet, thence Southeasterly along said curve 1175.00 feet, thence non-tangent to said curve South 48° 21' 42" West 719.45 feet, thence South 80.00 feet, thence South 23° 00' 00" West to the ordinary high tide line of the Pacific Ocean, thence in a general Westerly and Northwesterly direction along said high tide line to the intersection with a line bearing South 43° 16' 43" West from the true point of beginning, thence North 43° 16' 43" East to the true point of beginning.

Except therefrom that portion of said land included within the land as described in a Parcel A in the final order of condemnation entered on Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, Official Records of said County, said Parcel A was amended by an Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded June 27, 1968 as Instrument No. 3089.

Also except therefrom that portion of said land, included within the land as described in the deed to Palos Verdes Properties, recorded March 3, 1972 as Instrument No. 1865 Official Records of said County.

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Also except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, a such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcels 100, 101 and 102 as shown on said L.A.C.A. Map No. 51.

Also except therefrom said land the following described land:

That portion of Lot 100 of Los Angeles County Assessor's Map No. 51 in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page 1 of Assessor's Maps, in the Office of the County Recorder of said County, and also filed as County Surveyor's Map No. B-1879 on file in the Office of the County Surveyor of said County, within the following described boundaries:

Beginning at the Northwesterly terminus of that certain curve in the proposed centerline of Paseo Del Mar, 80.00 feet wide, described as Parcel 2-2, Part A in deed recorded October 10, 1975 as instrument No. 5050 of Official Records, in the Office of said County Recorder, and shown on Los Angeles County Surveyor's Map No. B-1156 as having a radius of 2000.00 feet and a total length of 1801.62 feet, thence Southeasterly along said curve an arc distance of 1175.00 feet, through a central angle of 33° 39' 40" to the Easterly line of the land described as Parcel 3 in deed recorded January 4, 1967 in Book D-3522 Page 577 of said Official Records, thence along said Easterly line South 48° 21' 42" West 40.16 feet to a point on the sideline of said Paseo Del Mar, being also the true point of beginning of this description, thence continuing along said Easterly line South 48° 21' 42" West 9.74 feet to a point that is 50.20 feet from the center line of Paseo Del Mar as described above, thence along a non-tangent curve concave to the Southwest having a radius of 1950.00 feet, the radial line of said curve bears North 53° 28' 35" East, thence along said curve through a central angle of 22° 49' 56" a distance of 777.07 feet to a curve concave to the South having a radius of 27.00 feet, the radial line to said curve bears North 30° 38' 39" East, thence along said curve through a central angle of 91° 45' 29" an arc distance of 49.24 feet to a point in the West line of the land described as Parcel A in the final order of condemnation entered in Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, both in said Official Records, said line is described in said order as having a bearing of North 28° 55' 27" East and a length of 302.10 feet, said point being South 28° 55' 27" West 36.66 feet from the Southwesterly line of said Paseo Del Mar, thence North 28° 55' 27" East 36.66 feet to the Southwesterly line of said Paseo Del Mar, thence along said Southwesterly line of said Paseo Del Mar Southeasterly along a curve concave Southwesterly and having a radius of 195 feet 808.29 feet to the point of beginning.

Parcel 4:

A Strip of land 12.00 feet wide, measured at right angles, in Lot 102 of L.A.C.A. No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, extending from the Southwesterly line of Palos Verdes Drive South, as shown on said map, in a Southerly direction to the Northeasterly boundary of the land described in a deed recorded as Document No. 1801 on September 4, 1956, in Book 52202 Page 21 Official Records of said County, bounded on the West by the Easterly boundary of Tract No. 16540, as per map recorded in Book 625 Pages 76 and 77 of Maps, records of said County and bounded on the East by a line that is parallel with said Easterly boundary and 12.00 feet, measured at right angles, Easterly therefrom.

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Parcel 5:

That portion of Lot 100 of Los Angeles County Assessor's Map No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page(s) 1 of Assessor's Maps in the office of the County Recorder of said county, and also filed as County Surveyor's Map No. B-1879 on file in the office of the County Surveyor of said County shown as Parcel A in the Final Order of Condemnation entered in Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, Official Records of said county, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831 a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, Official Records of said county.

Except therefrom that portion of said land within the following described boundaries:

Commencing at the Northwesterly terminus of that certain curve in the proposed centerline of Paseo Del Mar, 80.00 feet wide, described as Parcel 2-2, Part A in deed recorded October 10, 1975 as Instrument No. 5050 of Official Records, in the office of said county recorder, and shown on Los Angeles County Surveyor's Map No. B-1156 as having a radius of 2000.00 feet and a total length of 1801.62 feet, thence Southeasterly along said curve an arc distance of 1175.00 feet, through a central angle of 33° 39' 41" to the Easterly line of the land described as Parcel 3 in deed recorded January 4, 1967 in Book D3522 Page 577 of said Official Records, thence along said Easterly line South 48° 21' 42" West 40.16 feet to a point on the sideline of said Paseo Del Mar, being also the true point of beginning of this description, thence continuing along said Easterly line South 48° 21' 42" West 523.29 feet to a line parallel with and 12.43 feet Northeasterly, measured at right angles, from the Southwesterly line of that certain parcel of land described as Parcel A in the Final Order of Condemnation entered in Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831 a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, both of said Official Records, thence along said parallel line North 41° 38' 18" West 662.42 feet to the Northwesterly line of last said Parcel A, being a point on a non-tangent curve concave Northwesterly and having a radius of 392.00 feet, a radial to said point bears South 44° 39' 57" East, thence Northeasterly along said curve and along last said Northwesterly line through a central angle of 16° 23' 36" an arc distance of 112.16 feet, thence tangent to said curve and along said Northwesterly line and its Northeasterly prolongation North 28° 56' 27" East 339.75 feet to a point on the Southwesterly sideline of said Paseo Del Mar, being in a curve concave Southwesterly having a radius of 1960.00 feet, a radial to said point bears North 29° 52' 34" East, thence Southeasterly along said curve and along said Southwesterly sideline of Paseo Del Mar, through a central angle of 23° 37' 42" an arc distance of 808.29 feet to the true point of beginning.

EXCEPT THEREFROM any portion thereof which lies within Paseo Del Mar, 80 feet wide, as same existed on August 22, 1996.

Parcel 6:

That portion of Lot 102 of L.A.C.A. Map No. 51, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, Described as follows:

Beginning at the intersection of a line that is parallel with and 12.00 feet, measured at right angles, Easterly of the Easterly boundary of Tract No. 16540, as per map recorded in Book 625, Pages 76 and 77 of Maps, records of said County, with the Southwesterly line of Palos Verdes Drive South, 132 feet wide, as shown on said map, thence along said parallel line, South 15° 32' 46" West 122.01 feet and South 15° 20' 00" West 105.52 feet to the intersection thereof with the

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Northeasterly boundary of the land described in a deed recorded as Document No. 1801 on September 4, 1956, in Book 52201 Page 21 of Official Records of said County, thence South 38° 28' 00" East along said Northeasterly boundary, a distance of 688.30 feet to the most Westerly corner of the land described as Parcel 2 in a deed recorded as Document No. 1826 on July 18, 1956, in Book 51769 Page 241 of said Official Records, thence along the Northwesterly boundary of said Parcel 2, North 56° 48' 36" East 438.55 feet, North 28° 27' 25" East 290.84 feet and North 9° 03' 10" East 100.00 feet to the Southwesterly line of Palos Verdes Drive South, 100 feet wide, as described in a deed to said County of Los Angeles, Recorded as Document No. 3469 on December 23, 1952, in Book 40587, Page 284 of said Official Records, thence Northwesterly along said Southwesterly line North 80° 56' 50" West 684.82 feet and North 9° 03' 10" East 10.00 feet to the Southwesterly line of Palos Verdes Drive South, 132 feet wide as shown on map of said Tract No. 16540, thence Northwesterly along said last mentioned line, being a curve concave Northeasterly and having a radius of 2040 feet, an arc distance of 219.19 feet to the point of beginning.

Parcel 7:

Lot 1 thru 39 inclusive and Lots A, B, C, D, E, G, H, I and K, of Tract No. 50667, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 1241 Page(s) 71 thru 82 inclusive of maps, in the office of the County Recorder of said county.

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EXHIBIT B

CONDITIONS

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CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

EXHIBIT B

AMENDMENT TO COASTAL DEVELOPMENT PERMIT

A-5-RPV-93-005-A13
August 24, 2000.

Permit Number **A-5-RPV-93-005** issued to **Ocean Trails LP** for:

Resubdivision of 261.4 acre site into two tracts (VTTM Tract Nos. 50667 & 50666), and construction of 75 lots for single family residences, four lower cost apartment units, utilities and site improvements, 18 hole golf course with clubhouse and public open space, parks and trails. Revised by applicant for de Novo action to include: A) Coastal Access and Public Amenities Plan dated Feb. 5, 1993 providing additional beach access trails, B) Habitat Enhancement Plan dated February 18, 1993 providing (1) restriction of 20 acres in Shoreline County Park adjacent to the project to the west to habitat preserve and restoration of ten of those acres; (2) purchase of easement over a 100 acre City parcel adjacent to the project on the north and located outside the coastal zone and restoration of 20 of those acres to coastal sage scrub and (3) supervision of public access to habitat areas. Subsequently amended eleven times, as indicated in Appendix B. This project is also identified as "Ocean Trails."

at: One Ocean Trails Drive: Vacant 261.4 acres seaward of Palos Verdes Drive South and Palos Verdes Drive East, between the City of Los Angeles Boundary and the Portuguese Bend Club at Halfway Point, Habitat restoration includes Shoreline Park, and 98 acres of 100 acre City property located on Palos Verdes Drive East north of Palos Verdes Drive South, City of Rancho Palos Verdes, Los Angeles County has been amended to include the following change: Applicant requests (1) to allow the clubhouse to open to the public before slide-damaged access improvements are replaced (requires an amendment to conditions 4 and 8); (2) provide alternative temporary access along the bluff top and temporary mini park; (3) allow golf storage and golfing-support use of clubhouse basement resulting in 36,000 sq. ft finished floor area; (4) permanently authorize drilling and grading for geologic exploration previously approved by emergency permit, (5) continue temporary fencing around Halfway Point Park, parts of the beach, and trails A(6), A(11), A(12) and A(13) to prevent public access into hazardous areas, as previously authorized by emergency permit, (6) allow minor changes in timing of completion of one trail during construction, (7) authorize minor changes in grading and maintenance program authorized by recent City tract amendments; (8) fill cracks on cliff edge immediately seaward of Halfway Point Park, or dislodge an unstable block deemed a hazard to the public, (9) fill cracks within main landslide block in Bluff Top Corridor Park to prevent water percolation into the slide, (10) install temporary erosion control measures; (11) salvage topsoil and plant material from slide area, (12) cut back near-vertical slopes on graben walls for worker safety and (13) regrade bottom of graben and golf holes 13 and 18 for drainage control. Elements 1–7 are requested to respond to the effects that the landslide has had to existing trails and the general operation of the

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original project. Elements 8 – 14 are requested as steps to "winterize" the landslide mass and reduce the probability of further movement during the rainy season.

This amendment will become effective upon return of a signed copy of this form to the Commission office. Please note that the original permit condition unaffected by this amendment are still effect.

PETER M. DOUGLAS
Executive Director

By: Pam Emerson
Title: Los Angeles County Area Supervisor

ACKNOWLEDGMENT

I have read and understand the above permit and agree to be bound by the conditions as amended of Coastal Development Permit A-5-RPV-93-005.

Date: 8/24/00 Signature _____

SPECIAL CONDITIONS:

SEE ATTACHED APPENDICES FOR ALL CURRENT AND PREVIOUS CONDITIONS!

PE:

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STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

APPENDIX A

STANDARD CONDITIONS AND REVISED SPECIAL CONDITIONS

Currently approved A-5-RPV-93-005 as amended-through A13. The revisions recommended to be made as part of the Commission's approval of A-5-RPV-93-005A13 are incorporated into the text.

THE FOLLOWING NOTE IS ADOPTED AS PART OF THE COMMISSION'S RESOLUTION:

NOTE: **A-5-RPV-93-005A6, A-5-RPV-93-005A12 and A-5-RPV-93-005A-13:** With the exception of those special conditions specifically modified as indicated by cross-out and italic bold type in Appendix A, all previously approved standard and special conditions found in Appendix A still apply to this development. The revisions proposed in this amendment request and recommended by the staff have been incorporated into Appendix A. Exhibits referred to in this document in plain type refer to (1) exhibits in A-5-RPV-93-005-A, or (2) the exhibits attached to the fourth amendment. Maps referred to in the second, third and fifth amendments are located in the Commission files. Changes in the names of parks and trails adopted by the City of Rancho Palos Verdes are inserted into the trail designations. The previous designations are provided for purposes of continuity.

Pursuant to the Commission's approval of the first amendment to Coastal Development Permit A-5-RPV-93-005 on January 12, 1995, and subsequent amendments through A-5-RPV-93-005-A11, and this present amendment A-5-RPV-93-005 A13, the following special conditions shall apply to Coastal Development Permit A-5-RPV-93-005.

This set of revised special conditions incorporates the lot numbers which result from implementing A-5-RPV-93-005-A as revised by the applicant and conditionally approved by the Commission. A-5-RPV-93-005-A3 reduced the total number of market rate residential lots to 75. The addition of more lots would require an amendment to this permit.

This set of revised special conditions also incorporates changes to the special conditions which resulted from other amendments to the permit. The standard and special conditions follow on pages 2-41 below.

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STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment**. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration**. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application (APRIL 15, 1993). Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Compliance**. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. **Interpretation**. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. **Inspections**. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.

6. **Assignment**. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. **Terms and Conditions Run with the Land**. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

In order to conform with the certified City of Rancho Palos Verdes LCP and the Public Access and Recreation Policies of the California Coastal Act, applicant shall comply with the following conditions:

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1. OFFER TO DEDICATE IN FEE OPEN SPACE CORRIDORS FOR PARKS, PUBLIC ACCESS AND HABITAT ENHANCEMENT

Prior to the issuance of the coastal development permit, the applicants as landowners shall execute and record document(s), in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to public agency(ies) or private association(s) approved by the Executive Director, the corridors noted on (roman numeral Revised Findings) Exhibit I, further explained in (Roman numeral Revised Findings) Exhibits II, III, IV, V and Exhibits 1, 5A, 48 and 49,(of the original approval) for parks, public access, passive recreational use, habitat enhancement, trail, public parking and street purposes. The land shall be dedicated subject to the provisions outlined in the conditions below with respect to trail access, beach use, habitat restoration and habitat preservation. The dedicated areas shall include the following:

A. **PARKS.** Land to be dedicated for purposes of public access, public recreation and parks as shown on Exhibit I:

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666:
Lot A, Sunset Point Park (Palos Verdes Drive-West Vista Park,) 1.5 acres
Lot H; Ocean Trails Park (Halfway Point Park), including all areas inland of the bluff edge trail described in 3.A(11) below, not less than: ~~5.1~~ 5.21 acres

(2) LOT D VTTM 50666, Portuguese Bend Overlook and Fuel Modification Area, as shown in Exhibit 49, not less than: 1.0 acre

(3) Bluff Top Activity Corridor, Lot K Vesting Tentative Tract Map 50666 as shown in the Attached Exhibit I, (Roman numeral one) generally described as southerly of lot 38 and being no less than 100 feet wide immediately adjacent to the bluff edge (bluff face is Lot G) extending from the easterly tract boundary with VTTM 50667 to the intersection with Lot F (Halfway Point Preserve Area), no less than 8.9 Acres

(4) Catalina View Park, (Palos Verdes Drive--East Vista Park), lot D within Vesting Tentative Tract Map 50667: 1.2 acres

5) (Bluff Top Activity Corridor Lot K, within Vesting Tentative Tract Map 50667 as shown in the attached Exhibit I (roman numeral, one) generally described as southerly of lot 38, being no less than 100 feet wide immediately adjacent the edge of bluff (bluff face is Lot I), no less than: 4.5 acres

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All Lands dedicated for park purposes shall be open to the general public for recreation use. Ocean Trails Park (Halfway Point Park) and Vista Catalina Park and Sunset Point Park (the Palos Verdes Drive Vista Parks), (described in 1.A(1), and 1.A(4)) shall be developed for active use; the lands described in 1.A(2), (3), and (5), (known as the Portuguese Bend View Park, the Bluff Top Activity Corridor West VTTM 50666, and the Bluff Top Activity Corridor East VTTM 50667) shall be developed with trails, benches, shade structures, interpretive signs and bikeways.

The lands described in 1.A (2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except: within the dedicated bicycle/pedestrian path, to the extent necessary to install and maintain utilities within drainage, utility and sewer, easements shown on Exhibit 5 (Map G) and hydrogen, and groundwater testing well easements shown on Exhibit 6 (Map K) of this Amendment 6, and within two areas, one area of not more than 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. In addition, approximately 2.6 acres of land disturbed by the active landslide C may be graded for exploration, landslide repair, and drainage control purposes only as specifically authorized in special condition 28 of amendment 13 of this permit. The total combined disturbed area adjacent to the 18th tee and the 18th hole shall not exceed 0.43 acres and shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 prepared by RBF and dated July 25, 1995The disturbed area shall be further reduced as modified by the map dated June 20, 1996 submitted by the applicant with amendment A4 and shown on Exhibit 9 attached to amendment A4.

The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the executed Habitat Conservation Plan (HCP). The offer to dedicate shall also provide that no development, other than development approved in this permit shall occur in the trail areas shown in Exhibits A and/or the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 except as authorized by a future coastal development permit, and as otherwise authorized by law. Drainage, landslide, and slope repairs only as specifically authorized in special condition 28 of amendment 13 to this permit. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described below except that repair and maintenance of existing sewer lines, drainage structures, utilities, monitoring wells, and hydraugers shall be exempt pursuant to section 30610(d) and the regulations of the California Administrative Code Title 14 Section 13252.

B. **PASSIVE PARK/HABITAT PRESERVES.** Lands to be dedicated for purposes of habitat enhancement and passive recreation as shown on Exhibits I and III (roman numeral of the revised findings of the original permit):

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666 excluding any trails identified in condition 3 of this permit:

Lot E, West Bluff Preserve, no less than 7 acres,

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generally as indicated on Exhibits 2, 3 and 4 except that no portion of lot E shall be closer than 100 feet from any subdivided lot. 7.0 acres
Lot F Halfway Point Preserve 3.3 acres
Lot G the Bluff Face and Beach 24.4 acres

(2) Lot I Golf course Bluff Edge Habitat Setback within VTTM Tract 50666, described as a strip of land no less than 50 feet in width immediately adjacent to the edge of the bluff, southwesterly of the golf course, including the west side of Halfway Point, no less than: 1.2 acres

(3) The entirety of the following lots within Vesting Tentative Tract Map 50667, excluding any trails identified in Condition 3 of this permit:
Lot G East Bluff Preserve no less than 7.7 acres
Lot I Bluff Face and Beach no less than 10.1 acres

Public access to the lots dedicated for habitat preservation purposes above is limited to a) tours, inspections, and educational field trips managed by the Department of Fish and Game, or the Fish and Wildlife Service, or b) the trails shown in Exhibits A and the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97. All lots shall be revegetated with Coastal Sage Scrub and Coastal Bluff Scrub plants as listed in the finally executed Habitat Conservation Plan, in the manner required by the Department of Fish and Game and the United States Fish and Wildlife Service.

No grading, vegetation removal or other development may occur on lots dedicated for habitat preservation purposes except for the following: 1) trails, 2) fences approved in a coastal development permit, 3) hand removal of invasive plants, 4) installation of public utilities generally as shown on Exhibit 5 Map G, 5) the drilling of testing wells and hydraugers generally as shown on Exhibit 6, Map K, and 6) the sewer connections and drainage devices approved in this permit shall occur in these areas, 7) drainage, geologic exploration, landslide and slope repairs only as specifically authorized and described in special condition 28 of amendment 13 to this permit The beach portion, the southern lot line to 20 feet above mean sea level, of Lot G, VTTM 50666 and Lot I, VTTM 50667 shall be open for public recreational use.

C. **MULTI-USE COMMON OPEN SPACE**. Lands offered to be dedicated for habitat, managed fire break, flood control purposes except for trail areas offered to be dedicated in condition 3 below:

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666:
Lot B, Forrestal Draw and Portuguese Bend Club connector
Lot C managed fire break

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(2) The entirety of the following lots within Vesting Tentative Tract Map 50667:
Lots A, B, C, for open space, drainage and slope hazards
Lot H east end for managed fire break

Public access in the Multi-use Common Open Space areas is limited to the trails shown in Exhibits A and II (of the original approval). Planting and fuel modification shall occur only as indicated in a final approved planting and fuel modification plan required by special condition 10. Areas unavoidably disturbed for drainage devices shall be revegetated such that plants are two feet high in two years from the date of completion of rough grading.

D. **STREETS, ROADS AND PUBLIC PARKING AREAS.** Lands offered to be dedicated for public access purposes.

All streets, roads and public parking areas identified in the Tentative Tract maps 50666 and 50667, including the two public parking lots at the end of *Ocean Trails Drive (*Street A, VTTM 50666), as a new lot in tract 50666 and Lot E VTTM 50667, and noted on Exhibits 1, 9 and 46 and B of the original approval. The dedication shall be for public street and public street parking purposes. No gates, gate houses or other entry control may constructed on the public streets. The two public parking lots at the end of Ocean Trails Drive (Street A VTTM 50666) and Lot E VTTM 50667 may be entry gated as long as exit is possible after the lot its closed. Such lots shall remain open from dawn to dusk as described in condition 19 below.

The following applies to items A, B, C and D above. All documents shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property.

Streets and trails within the dedicated areas shall be generally as noted on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 (previously noted as Exhibits A, B, 1, II, and 48, 49 and 5A), and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea. In the event that coastal erosion, landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicant shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted except for the temporary restriction of portions of lot K and lot I, tract 50666 impacted by slide C, including trails A (11), A (12,) A (13), A(6), A(7), and A18.. If, on June 2, 2000, any portion of the above identified areas is still considered hazardous, the applicant shall submit a complete permit amendment application to the Commission which includes both a thorough analysis of these hazardous conditions and review of options to minimize these hazards. The application shall identify an area that provides public access equivalent in time place and manner to the abandoned area. The applicant or its successor interest shall submit these substitute trails or support areas for the review

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and approval of the Commission. Within 30 days of the Commission's approval of the replacement trails and or support areas, the applicant shall dedicate and improve such substitute trail(s) or support areas as otherwise required by this condition.

All documents shall be recorded free of prior liens and any other encumbrances which may affect said interest. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1) are underground and 2) do not in the reasonable judgment of the Executive Director materially and adversely effect the purpose of this condition one as set forth above and 3) are generally as indicated on Exhibit 5, Map G or are in compliance with condition 11.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of relevant portions of this condition one set forth above, 1) to enter the property, 2) to construct and maintain revegetation areas, 3) to construct temporary construction fences and construction access, 4) to construct, install and maintain benches, water fountains, trails, fences, a bridge, turnarounds, signage, staging areas, low barriers, stairs, view overlooks, safety fencing along the seaward side of bluff top trails 3.A.1, 3.A.15 and 3.B.7 and non locking swing gates at the entrance of steep natural trails identified as 3.A.6, 3.A.18, 3.B.8, and 2.B(5), and other public improvements including without limitation those improvements described in this condition one, in the project description, in conditions three and four below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 and in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 and (5) to perform erosion control. Additionally, the developer shall have the right to construct and use drainage devices, dewatering wells and monitoring wells as recommended by the City geologist provided that the construction and location of such wells in the reasonable judgment of the Executive Director do not materially and adversely effect the purpose of this condition one as set forth above.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibits 28 (E fee offers), and 30 (E-trails) as adopted in amendment six, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and dedicated lands.

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2. OFFERS TO DEDICATE EASEMENTS PROTECTING OFF-SITE HABITAT ENHANCEMENT CORRIDORS PROPOSED BY THE APPLICANTS

A. OFFER OF EASEMENT OVER RANCHO PALOS VERDES CITY PROPERTY

Prior to issuance of the Coastal Development Permit, the applicants shall provide evidence in a form and content acceptable to the Executive Director, that the City of Rancho Palos Verdes has executed irrevocable offers to dedicate to a public agency or private association acceptable to the Executive Director, an easement for habitat restoration, habitat maintenance, open space, view preservation and habitat protection over the entirety of the property known as the "Switchback", otherwise described as Lots 25 and 26 of Tract 32574, consisting of 46.15 and 48.35 acres, respectively.

The area subject to the easement shall be generally as indicated in Exhibits III, 3, 7 and 10 of the Commision's original approval but excluding any area located within 100 feet of any existing or proposed residential development or within 10 feet of any road.

The easement shall:

(1) Permit the applicant, its agents, and/or the accepting agency to enter the property, create and maintain habitat, revegetate portions of the area, and fence the revegetated area in order to protect coastal sage scrub habitat.

(2) Restrict all development, vegetation clearance, fuel modification and grading within the Environmentally Sensitive Habitat open space easement except for six-foot chain link or "three bare wire" fences specifically proposed in the applicant's habitat enhancement plan.

(3) Permit the Coastal Commission staff to enter and inspect for purposes of determining compliance with this permit.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibits to amendment 6, complying to the satisfaction of the Executive Director with Exhibits III, 3, 7, and 10 of the Commission's adopted resolution, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of the final subdivision map for the project, or 2) commencement of construction of improvements on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.),

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roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of underground utilities. The offer shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, and/or the Secretary of the Interior, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. OFFER OF EASEMENT OVER LOS ANGELES COUNTY SHORELINE PARK PROPERTY

Prior to issuance of the Coastal Development Permit, the applicants shall provide evidence that co-applicant County of Los Angeles, as landowner of Shoreline Park, has executed and recorded a document, in a form and content acceptable to the Executive Director, which irrevocably offers to dedicate to a public agency or private association acceptable to the Executive Director, an easement for habitat restoration, habitat protection, open space and view preservation over no fewer than 20 (twenty) acres of its land within Shoreline Park.

The area subject to the easement shall be generally as indicated in Exhibits III, 3, 6 and 10, but excluding areas located within 100 feet of any existing or proposed residential development or within 10 feet of any road, or within 10 feet of the existing Twenty-fifth street La Rotonda Connector Trail or the Twenty-fifth street/bluff connector as shown in Exhibits II, III, IV, 45 and 46.

The easement shall:

(1) Permit the applicant, its agents, and any accepting agency to enter the property, create and maintain habitat, and revegetate portions of the area, and fence the revegetated area in order to protect coastal sage scrub habitat, consistent with the conditions of this permit.

(2) Permit the applicant to construct, fence and improve trail connectors between La Rotonda Drive and the project trails and between 25th Street/Palos Verdes Drive West, the bluff edge and the project trails, as need to replace any trails interrupted by the revegetation. Specifically the connector between 25th street and the Shoreline Park fire road shall be improved by the applicant consistent with Los Angeles County Department of Parks and Recreation standards.

(3) Permit the Coastal Commission staff to enter and inspect for purposes of determining compliance with this permit.

(4) Restrict all development, fuel modification, vegetation clearance and grading within the Environmentally Sensitive Habitat open space easement except for trails protected in this permit, and the six-foot chain link or "three bare wire" fences specifically proposed in the applicant's habitat enhancement plan.

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(5) Protect the Beach access trail noted as beach access trail number one in Exhibits III, V, 45, and as visible in Exhibit 51 of the Commission's original approval.

(6) Protect the existing public access from 25th street through center of property to bluff edge, by construction of a new trail through the fire break between the revegetation area and the eastern boundary, connecting to the Shoreline Park fire road and thence to the bluff edge. (See Exhibits 51 and III of the Commission's original approval)

(7) Protect and enhance the existing trail along the easterly boundary of the applicant's property tract 50667 and the westerly park boundary including portions that are located on County property. Said trail connects with bluff edge trail and the sewer line trail.

(8) Protect safe access to and along bluff on Los Angeles County property from conjunction of Trails 3.B.6, 3.B.7, and 3.B.9, the Bluff Top Activity Corridor Trails and the Property line/25th street connector on Tract 50667, except that portions of this trail may be closed during the Gnatcatcher nesting season if the United States Fish and Wildlife Service orders such a seasonal closure in writing in order to protect habitat. Signs indicating alternate routes and the reasons for the closure shall be posted at the entrances to the alternate routes.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibit to amendment 6, complying to the satisfaction of the Executive Director with Exhibits, II, III, IV, 45 and 46 of the Commission's adopted resolution, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of the final subdivision map for the project, or 2) commencement of construction of improvements on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of underground utilities. The offer shall be recorded free of prior liens and encumbrances which may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, and/or the Secretary of the Interior, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

3. OFFER TO DEDICATE TRAIL EASEMENTS

Prior to the issuance of the coastal development permit, the landowner shall execute and record a document, in a form and content acceptable to the Executive Director,

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irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for public pedestrian and, where noted, bicycle access and passive recreational use of the corridors described below, but excluding from the offer any portion of a trail within any park area that has already been offered to be dedicated in condition 1A. The easement areas offered to be dedicated shall include all portions of the following trails noted on Exhibits A, II and 5b of the Commission's original approval) and not already within a park area offered to be dedicated in Condition 1A and found on Exhibit I. Parallel trails may be described in one easement. However, in combined adjacent trail dedications, the tread widths of the trails shall not be diminished, the trail separation shall be no less than three (3) feet in width and no less than two feet of landscaped buffer shall be located in the easement, between the trail and any other use. Trail segments combined with golf cart paths are identified in Exhibit 10. In these segments, the proposed dedication shall include the entire width of the proposed golf cart path, and signs, benches, pull-outs and pavement treatment shall give clear indication that the public trail is located on the path.

Prior to recording the easement, the precise location of all trails shall be verified in the field by all interested parties, including parties to court settlements and the United States Fish and Wildlife Service in order to verify that the trail is routed to avoid significant grading, to avoid cliff edge locations where cracks or undermining have occurred, or and to avoid routes where clearance of identifiable habitat, including but not limited to stands of *Opuntia littoralis*, *Dudleya virens* or *Artemesia californica* is necessary in order to survey or construct the trail. Significant relocation of the trail outside the corridor described in the trail description below, deletion or seasonal closure of a trail will require an amendment as noted in condition 8 below.

A. The following access corridors located within Vesting Tentative Tract Map 50666:

(1) Palos Verdes Drive On-Street Bicycle Lane. Class II, high-speed bicycle lane on both sides of widened Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of the tract.

(2) Ocean Vista Bikeway (Palos Verdes Drive Off-Road Bicycle Trail.) Class I, eight foot-wide off-road bicycle path in twelve foot wide corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50666.

(3) Ocean Vista Trail (Palos Verdes Drive South Off-Road Jogging Trail). Class I, four foot wide soft-footed pedestrian trail in an eight foot corridor along South side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50666.

(4) West Portal Bikeway (West End Bicycle Route). Class II, bicycle lane extending along the west side of Street C from Palos Verdes Drive South to the northern boundary of lot 40, connecting at that point to a Class I, eight foot wide off road bicycle path in twelve foot wide corridor, extending, as mapped, around periphery of residential development, inland of habitat preserve, to Ocean Trails

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Park (Halfway Point Park), extending across the north side of Ocean Trails Park (Halfway Point Park) to connect with the Bluff Top Corridor Bicycle and Jogging Trail described in 3.A(12). This trail shall cross Forrestal Canyon via a bridge constructed by the applicant and dedicated for that purpose. Portions of this trail located in Ocean Trails Park (Halfway Point Park), as shown on Exhibit 10 may be combined with the golf cart path.

(5) West Portal Trail (West end Jogging Trail). Improved public sidewalk extending along west side of Street C from Palos Verdes Drive South to the northern boundary of lot 40, connecting at that point by stairs to a Class I, four foot wide soft footed pedestrian trail in a six foot wide corridor, extending, as mapped, around periphery of residential development to Portuguese Bend Overlook. At the dedicated overlook, the trail connects with handicapped trail number 3.A (16) which is routed inland of the habitat preserve, connecting to Ocean Trails Park (Halfway Point Park.)

(6) Sunset Trail (Torrance Trail), Beach Access Trail Five (5), State Park standard, four foot wide stabilized, soft-footed pedestrian trail and steps to Beach, Gun Emplacement/Torrance Trail, from the west side of the neck of Halfway Point trending through Lot G, west by north west down the bluff, and then via switch backs to the beach, in a location and manner approved by the Department of Fish and Game (Exhibit 48 and 50) (Trail 2 Exhibit A).

(7) Sunrise Trail (San Pedro Trail Beach Access trail) three (3) Four foot wide, State Park standard, stabilized soft-footed, beach access trail (E-N') known as the San Pedro trail, from Halfway Point, around the northern edge of the Gnatcatcher preserve through lot G to the Beach. The San Pedro trail shall include railings at potentially dangerous locations, passing areas, and rest stops to facilitate use by physically challenged individuals. (Trail 4 Exhibit A)

(8) El Portal Bicycle Trail (Street A, Palos Verdes Drive to Halfway Point Bicycle Trail). Class I, eight foot wide off road bicycle path in twelve foot wide corridor along eastern side of relocated Paseo del Mar, (known as Ocean Trails Drive) Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to Ocean Trails Park (Halfway Point Park.

(9) El Portal Sidewalk (Street A, Palos Verdes Drive to Halfway Point) paved sidewalk. Class I, four foot wide pedestrian trail in eight foot wide corridor along eastern side of relocated Paseo del Mar, (known as Ocean Trails Drive Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to Ocean Trails Park (Halfway Point Park.)

(10) Canyon Rim Trail (Forrestal Canyon overlook). Fifteen foot wide all weather fire trail with foot and bicycle access extending from the end of Street E, parallel to the west side of Forrestal Draw connecting with Streets C and D via three foot side pedestrian paths and terminating at Trail 3.A(4).

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(11) Catalina View Trail (Bluff-Top Corridor Bluff edge pedestrian trail), a two foot wide soft-footed pedestrian trail generally following the present unimproved eighteen inch trail along the bluff edge in Tract 50666, extending from the upper terminus of the Torrance trail, thence around the periphery of Halfway Point, outside of Ocean Trails Park (Halfway Point Park,) connecting to the upper terminus of the San Pedro trail along the top edge of the bluff. Adjacent to the park, the trail shall be generally located inland of and parallel to the 147 foot contour line as shown in Exhibit 7. From the easterly boundary of the publicly dedicated Ocean Trails Park (Halfway Point Park,) the trail shall be routed generally along the edge of the bluff to the tract boundary on the east, connecting with the bluff edge trail in tract 50667 described in 3B(7) below. In no case will the trail be routed where grading is required, or where cracks or undermining have occurred. On Halfway Point, no portion of the trail shall be located below the 145 foot contour line as shown on the maps dated June 24, 1994.

(12) Catalina View Bikeway (Bluff Top Activity Corridor Bicycle and jogging Trail). Class I, eight foot wide pedestrian/bicycle trail in a twelve foot corridor within the 100 foot minimum bluff top corridor, This trail begins at the end of trail 3.A.12 above in the Northeasterly corner of Ocean Trails Park (Halfway Point Park,) and extends north to the western end of La Rotonda Drive.

(13) Flying Golfball Trail (Sewer easement trail) Class I, eight foot pedestrian/golf cart/sewer maintenance truck trail in a twelve foot corridor located generally as shown in Exhibit A, generally along the route of landslide scarp C from Halfway Point/J road ocean-ward to the Bluff edge trail generally in the center of lot 38. (See attached Exhibit B). The upper portion of the loop trail (north of golf course hole number 18) located on the top of the slide scarp may be used by golf carts and maintenance vehicles. The lower portions of the trail located south of the golf hole and not used by golf carts may be improved with a four foot wide soft footed tread. Said trail shall be signed and shall be open and available for use by the general public during day-light hours.

(14) West Bluff Trail (West Bluff Beach Access (trail 4 (four)) Being a two foot wide soft-footed pedestrian trail extending from the West End jogging and handicapped access trail described in item 3.A(5), above, and 3.A(15) the bluff edge nature trail in the West Bluff Preserve. Said trail shall connect the West End jogging trail to the bluff edge, generally in the area located directly east of the West Bluff Passive Park and Preserve area, Lot E, within the western edge of the golf course. The bluff top portions of said trail may be combined with the golf cart trail in a similar location as long as signage and hardscape treatment, amenities and other design features clearly indicate the public's right to access the bluff edge via this trail and the dedication grants the public the right to use the entire width of the applicable portion of the golf cart path. (Trail 1, Exhibit A.)

(15) West Bluff Trail (West Bluff Passive Park Nature Trail) Being a two foot wide, fenced, soft-footed pedestrian trail as shown in Exhibit B and II extending from the Portuguese Bend Overlook (described in 1.A.2 above) to the upper edge of slide scarp A. From there, the trail splits into two branches. The first branch, which shall

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not be improved and shall only be opened if the United States Fish and Wildlife service determines that the effort to conserve habitat on the site has not succeeded, leads down the scarp face to the bluff top and then along the bluff top to Mariposa Lily Point. The second branch, which shall be opened in the first stage of restoration, follows the upper edge of the scarp of landslide A, proceeding along the scarp, connecting with the Beach access trail described in condition 3.A(14) above. Said trail is to be designed in conjunction with the Department of Fish and Game, with low barriers parallel to the trail, staging areas, information signage, and other methods to protect vegetation.

(16) Park Loop Trail (Halfway Point Handicapped Loop Trail). Being a nine (9) foot wide pedestrian and handicapped accessible trail with a minimum tread width of (5) feet an easy level of difficulty. The trail shall begin at the terminus of Street "A" (J road or Paseo del Mar extension). From the terminus of Street "A", the trail shall follow the easterly side of the parking lot, entering Ocean Trails Park (Halfway Point Park) on the northeasterly corner. From there, the trail shall be constructed within the park, along the park boundary at approximately the 151 foot contour line and then around the entire park periphery connecting with the two walkways leading to the Clubhouse Building. The trail shall proceed on the walkways south of the Clubhouse building and south of the westerly parking lot, then north of golf course lot 38 and across lot B, crossing Forrestal Draw via a bridge installed by the applicant. From the bridge, the trail shall extend along the northern edge of golf course lot 38 then along the northern edge of lot E, the West Bluff Preserve, within lot C. The trail shall connect to trails 3.A.4 and 3.A.5 at the Portuguese Bend overlook improved overlook area and handicapped turn around including no fewer than three benches and three trees and handicapped turn around and with the pedestrian trails required in conditions 3.A(5), 3.A.(10), 3.A(9), 3.A.(15) and 3.A(17).

(17) Clubhouse connector trails, being the foot trails stairs, decks and sidewalks shown on Exhibit 8 of permit amendment A-5-RPV-93-005A, and Exhibit 3 of amendment A11 connecting Ocean Trails Park (Halfway Point Park) with two public parking lots located at the terminus of Street "A" including all paths or walks necessary for access to the public facilities proposed within the clubhouse.

(18) Dudleya Trail (Mid bluff Beach Access Trail.) A trail as shown on amendment 9 Exhibit 3, extending from the bluff edge pedestrian trail near the center of the project to beach level at the seaward terminus of the San Pedro Trail. The trail is to be designed in conjunction with the Department of Fish and Game, and shall include information signage, and other methods to protect vegetation as required by the DFG.

(19) Landslide bypass trail. A trail as described in amendment 13, Exhibit 4, that connects the three Ocean Trails Public parking lots, via Ocean Trails Drive, along the golf course path located between the 9th and 12th golf holes, and from there, to bluff top corridor trails A (11) and A (12). The entire width of the trail shall be available for foot and bicycle access.

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If, on June 2, 2000, trails A 11, A 12 and A 13 are restricted from public use in any manner, in addition to the requirements of special condition 1, the applicant shall record an offer to dedicate trail A (19) as otherwise required in this condition. Said recording shall occur no later than June 1, 2000, unless additional time is granted by the Executive Director for good cause. The applicant shall also dedicate any other trails necessary to provide access that is equivalent in time place and manner to the access along the bluff provided by trails A (11), A (12) and A (13) as further specified below. In no event shall the applicant interfere with public use of trail A (19 until the Executive Director certifies that the entirety of Bluff Top Trails A11 and A12 have been repaired and are available to the public, and the project has provided no fewer than five beach access trails.

B. The following access Corridors located within Vesting Tentative Tract Map 50667:

(1) Palos Verdes Drive South on-Street Bicycle Lane Class II, high speed bicycle lane on both sides of widened Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of the tract. (L6-92 117).

(2) La Rotonda Bikeway. (La Rotonda Drive On-Street Bicycle Lane). Class II, high speed bicycle lane on both sides of La Rotonda Drive connecting with trail 3.A(12) above through the parking lot and connecting with Palos Verdes Drive South.

(3) Ocean Vista Bikeway (Palos Verdes Drive South Off-Road Bicycle Trail). Class I, eight foot wide off road bicycle path in twelve foot wide corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50667.

(4) Ocean Vista Trail (Palos Verdes Drive South Off-Road Jogging Trail.) Class I, four foot wide pedestrian trail in eight foot corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50667.

(5) Prickly Pear Trail (Palos Verdes Drive south Overlook-La Rotonda parking lot connector). Four foot wide pedestrian stairway and switchback trail as shown in Exhibit 10, linking viewing overlooks located on Palos Verdes Drive South west of lot 35, VTTM 50667, through VTTM 50667 to La Rotonda trail head, road/trail interface. Any stairs necessary shall be constructed by the applicant according to applicable City and State Park standards. Portions of this trail may be combined with a golf cart path.

(6) Lakeview Trail/Bikeway (La Rotonda knoll edge trail to La Rotonda Point and bluff edge). La Rotonda Drive to La Rotonda Point, four foot wide soft footed pedestrian trail within a six foot wide corridor from Palos Verdes Drive South within Lots A, and H, then following lot H in switch backs through lots H and 39 to La

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Rotonda Overlook, connecting with bluff edge pedestrian trail 3.B (7), as shown on Exhibits B and 5.

(7) Catalina View Trail , then Sagebrush Walk Trail connecting to South Shores trail within Shoreline Park (Bluff top Corridor Bluff edge pedestrian trail), two foot wide, soft-footed pedestrian trail within a four foot right of way located on the bluff edge from the western tract boundary to the Shoreline Park property line, extending slightly inland at lot G, and veering downslope back to the bluff edge Said trail shall connect with the trails described in 3.B(6), 3.B(8) and 3B(9). In no case will the trail be routed where with a cut or fill greater than one foot of grading is required, or where cracks or undermining have occurred. Portions of this trail east of the connector to trail 3.B (9) below may be subject to seasonal closures at the request of the United States Fish and Wildlife service. In that case, signage, indicating the reasons for closure and alternate beach access routes, shall be posted at each end of the closed trail by the applicant or its successor in interest.

(8) Switchback Trail (La Rotonda Point beach access), two foot wide soft-footed trail extending from the bluff edge trail west of La Rotonda Point and descending to the beach across lot I as shown in February 5, 1993 Access Amenities Plan, and Exhibits II and III. (Beach access trail 4 on Exhibit A)

(9) El Portal Trail (Bluff edge/Knoll shoulder/Twenty fifth street cut-off trail), Existing trail connecting bluff top corridor as shown in Exhibits II, III and 42 generally along Shoreline Park/ VTTM 50667 property line following existing trail along shoulder of knoll to the existing fire road located in Shoreline Park that connects Twenty-fifth Street to the bluff edge (Beach Access Corridor 1, Exhibit IV). Dedication applies to those portions of existing trail that are located within tract 50667.

The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Trails within the easements shall be generally as noted on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea.

The offer to dedicate shall also provide that no development, other than: 1) the construction of trails approved in this permit, 2) fences approved in a coastal development permit, 3) vegetation removal except hand removal of invasive plants, 4) installation of public utilities generally as shown on amendment 6 Exhibit 5, Map G, 5) the drilling of testing wells and hydraugers generally as shown on Exhibit 6, Map K and as recommended by the City geologist, 6) slide remediation and drainage control only as specifically authorized in special Condition 28 of amendment 13 to this permit, as long as such construction, in the reasonable judgment of the Executive Director, does not materially and adversely affect the purposes of this condition three as set forth above, and 6) safety fencing along the seaward side of bluff top trails 3.A.1, 3.A.15 and 3.B.7 and non locking swing gates at the entrance of steep natural trails identified as

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3.A.6, 3.A.18, 3.B.8, and 2.B(5). 7) Installation of the sewer connections and drainage devices approved in this permit and other development approved in this permit, shall occur in the trail areas required in this permit and/or shown on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described in this Condition 3 except for repair and maintenance of utility connections as authorized in section 30610(d) of the Coastal Act as further described in Section 13253 of the California Code of Regulations.

In the event that coastal erosion, landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicants or their successors in interest shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted, except for the temporary restriction of trail areas A(6), A(7), A(12) A(11) and A (18) within slide C. If, on June 2, 2000, any portion of the above-identified trails is still considered hazardous, the applicant shall submit a complete permit application to the Commission which includes a thorough analysis of these hazardous conditions and review of options to minimize these hazards. The application shall identify replacement trail(s) or support areas that provide public access equivalent in time, place, and manner of access to the abandoned area. The applicant or its successor interest shall submit these substitute trails for the review and approval of the Commission. Within 30 days of the Commission's approval of the replacement trails and or support areas, the applicant shall dedicate and improve such substitute trail(s) or support areas as required by this condition.

The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and describe the easement areas identified above in metes and bounds. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1) are underground and 2) do not materially and adversely affect the purpose of this condition three as set forth above and 3) are as generally described on Exhibit 5, Map G, and Exhibit 31 map F of amendment 6, if such easement has been granted prior to recordation of the documents.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of the relevant portions of this condition three set forth above 1) to enter the property, 2) to carry out revegetation activities and maintain the areas as described in the HCP and conditions 4 and 8 of this permit, 3) to construct and maintain required trail improvements including without limitation trails described in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, in the project description, in condition one and in condition 4 below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, August 28; 1997 and in the Public Amenities Plan Trails and Signage Map of September 26, 1996

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revised 1/20/97 and (5) to perform erosion control. Additionally, the developer shall have the right to construct and use drainage devices, dewatering wells, exploratory pits other remedial measure and monitoring wells as recommended by the City geologist provided that the construction and location of such wells in the reasonable judgment of the Executive Director do not materially and adversely effect the purpose of this condition one as set forth above.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibit 30 of amendment 6, (Exhibit E Trail easement offers), shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

4. ACCESS SUPPORT AND IMPROVEMENTS.

Prior to issuance of the coastal development permit, the applicant shall agree in writing to construct the following public access improvements for park and trail purposes. Improvements shall be as described in this condition, the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 and/or Exhibits 26 and 27 of amendment A6 except that the locations and the development standards of trails shall be as established by Condition 3 of this permit. Pursuant to this requirement, the applicant shall provide detailed plans of these improvements prior to commencement of construction of the golf clubhouse. The plans shall be accompanied by a schedule of completion for the review and approval of the Executive Director in consultation with any accepting agency. Before construction commences on any park or trail, the applicant shall report any proposed changes to the approved plans to the Executive Director. Any changes that the Executive Director determines to be substantial, including those which unreasonably interrupt or degrade views of the ocean, the bluffs or the beach from public areas or unduly restrict passive recreational use of dedicated areas shall require an amendment to this permit.

The first stage shall be completed to the satisfaction of the Executive Director in consultation with any accepting agency prior to closing off any existing trails. The second stage shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf course for play, with the exception of a limited term non-profit golf school. The third stage shall be completed to the satisfaction of the Executive Director in consultation with the accepting

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agency prior to construction of more than five residential units within Tract 50666 and prior to the occupancy of any residential structures.

A. First stage. The following shall be completed before any fencing contemplated in the executed Habitat Conservation Plan is installed (HCP Phase II): trail improvements, interpretive signs and trail fencing shall be installed and open before any fencing for habitat restoration or other facets of the project interferes with public access which may exist on the property. During construction, the applicant shall not interfere with public use of the trails listed below except as specified in conditions 1 and 3. The following trails must be provided but may be confined within fenced corridors to prevent individuals from damaging restoration areas. The trail surfaces may be left temporarily as unimproved trails. All (the existing trails located in tract 50667, on street A, or on the golf course within tract 50666 shall be improved to the standards of the trail improvement plan over their entire length prior to the commencement of play on the golf course, (with the exception of a limited term, non-profit golf school.) Before the construction of any residential units in VTTM 50666 Trails A(4) and A(5) must be improved in their entirety to the standards of the trail improvement plan.

Trails found by the Commission to be existing trails ~~Said trails shall~~ include: The entirety of trails noted in Conditions 3 A (5), A (6), A(7), A(9), A(11), the portion of A(15) that follows the slide scarp also trails noted in Conditions 3 B(5), B(6), B(7), B(8), and B(9).

B. Second Stage. CLUB HOUSE PHASE. Park improvements and second stage trail improvements completed as part of Phase III construction.

Drawings. The applicant shall submit construction drawings for the review and approval of the Executive Director of the following park and trail improvements prior to the commencement of construction of the golf club house. Installation shall commence immediately following rough grading operations for the golf course.

Completion All trail and park improvements listed below in subsections B(1) and B(2) shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf club house to the public.

1) Park improvements required to be completed before opening of the golf clubhouse (second stage):

a) Ocean Trails Park (Halfway Point Park), Mini park located on Halfway Point, including seating the 45 car, parking lot east of the park, "J Road", picnic area, public parking along Paseo del Mar;

b) Ocean Trails Drive ("J" road, street A,) as far as Ocean Trails Park (Halfway Point Park), including public parking areas on J road.

c) No fewer than six view overlooks including 3 within the bluff top corridor as shown on the Public Access Amenity Plan of 1996 updated

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1997 between Ocean Trails Park (Halfway Point Park) and the East Bluff Preserve. All overlooks shall include seating but shall not require the grading or construction of pads or the use of heavy equipment for construction.

d) Habitat and Golf course safety fencing as approved according to conditions 6 and 7, below.

e) Temporary bridge over Forrestal Draw, as approved by the resources agencies serving trail 3(A)5.

f) Parking lot for 50 cars and comfort station on lot E VTTM 50667.

g) In Portuguese Bend Overlook improvements, that is the overlook adjacent to West Bluff preserve in fuel management area adjacent to property line, benches, no fewer than three trees or other shade and a turnaround,

h) Completion of East Vista Park complete with water fountain, benches, signage, and recreation facilities designed to accommodate a comparable number of visitors as are provided in parks of comparable size elsewhere in the City or operated by adjacent jurisdictions.

i) Completion of Ocean Trails Drive ("J" road or Paseo del Mar) parking area, located to the west of the golf clubhouse

2) Trail improvements required to be completed before opening of the golf clubhouse (second stage):

Trails required in Conditions 3, A (8) (except approximate 200 feet of the trail adjacent to East Vista park, which shall be completed within 45 days of the occupancy of the clubhouse), A (17) A (18), and A (19) and also 3 B (2). All portions of trails 3 A(6); A(8) , A(9), A(11) and A(12 that lie outside the slide area as mapped in amendment A13.

3) Trail plans required for approval second stage.

The applicant shall provide to the Executive Director final trail designs approved by the City of Rancho Palos Verdes for the following stage 4 trails before June 30, 1999: 3 A (1), A (2), A (3), A (5); 3 B (1), B (3), and B (4). The Director must review and approve the plans before authorizing the opening the golf clubhouse to the public.

C. Third Stage. All trail and park improvements listed below in subsections C(1) and C(2) shall be completed before opening the golf course for play. Revised trail plans and park plans shall be submitted as part of any plan for grading or golf course reconstruction. Said plans shall be consistent with conditions 1 and 3, and

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shall provide access to the beach and to and along the top of the bluff in tract 50666 and from trail A (7) to the eastern tract boundary of VTTM 50667.

All trail and park improvements listed below in subsections C(1) and C (2) shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf course for play (with the exception of a limited term non-profit golf school.)

1) Park improvements required to be completed prior to opening of the golf course for play (third stage):

a) Ocean Trails Park (Halfway Point Park), as shown on the materials submitted with amendment 1 (A-5-RPV-93-005A) of this permit, sheet 3 and 3a of the Public Amenities and Coastal Access program as revised, August 28, 1997 with additional public seating and tables in locations approved by the City of Rancho Palos Verdes, as shown on Exhibits 26 and 27 of amendment A6 including the 45 car parking lot east of the park, the shared golf and public parking lot west of the park, Ocean Trails Drive, picnic area, public parking along Ocean Trails Drive. The park shall adequately be set back from the bluff edge to (1) adequately provide for public safety and (2) to safely accommodate trail A (11) along the edge of Halfway Point.

b) Habitat and Golf course safety fencing as approved according to conditions 6 and 7, below.

c) Landslide and rockfall signage

d) Any other replacement park areas required according to Conditions 1 and 3 above

2) Trail improvements required to be completed prior to the opening of the golf course for play (third stage):
The entire length of trails required in Conditions 3 A (6), A (7), A(8), A(9), A (11), A(12), A(13), A (16), A (17) and A (18) within Ocean Trails Park (Halfway Point Park) and 3 B (2), or if certain trails remain impassable, trail A19, a new A7 and any other replacement trails required according to condition 3 above

D. Fourth Stage. Residential lots tract 50666. Before the applicant may begin grading of the residential lots of Tract 50666, the applicant shall submit for the review and approval of the Executive Director, working drawings for the following park and trail improvements.

Installation of these improvements shall commence no later than the commencement of residential grading for Tract 50666, and shall be completed to the satisfaction of the Executive Director in consultation with the accepting

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agency prior to the construction of more than 5 model homes within Tract 50666. In no event, shall any of the residential lots within Tract 50666 be occupied prior to the acceptance of the trails by the accepting agency or prior to the satisfactory completion of the required improvements.

1) Park improvements required to be completed prior to construction of residential units except for more than five model homes in tract 50666 (fourth stage).

   a) View Overlook at the head of Forrestal Canyon.

   b) Completion of Sunset Point Park (West Vista Park or Palos Verdes Drive Park) complete with water fountain, benches, picnic tables, signage, and recreation facilities designed to accommodate a comparable number of visitors as are provided in parks of comparable size elsewhere in the City or operated by adjacent jurisdictions.

   c) All remaining trails, amenities, and facilities outlined in the Public Access and Amenities Plan of February 5, 1993 as modified by the conditions of this permit, the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, or otherwise required in the conditions above.

(2) Trails improvements required to be completed prior to construction of residential units except for more than five model homes in tract 50666 (fourth stage). The applicant shall complete the improvement of the trails noted below consistent with the standards of the approved trail plan.

   a) Trails identified in Conditions 3 A (1), A (2), A (3), A(4), A (5), A(10), A(14); the permanent bridge over Forrestal draw, trail A (17) west of the bridge and trails 3 B (1), B(3), B(4).

Trail improvements shall be carried out in accordance with a detailed trail improvement plan approved by the Executive Director, in substantial conformance with the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 as modified by the conditions of this permit. If there are any discrepancies between the trail plan and the requirements of the adopted conditions, the requirements of the conditions shall control. Said plan shall include a) designated parking, b) interpretive signs, c) fencing of habitat and construction areas, d) erosion control and footpath control plantings (such as cactus adjacent to sensitive areas), e) steps, where necessary.

5. FENCES, SAFETY NETS AND BOUNDARIES.

Prior to issuance of the permit the applicant shall provide complete plans showing the location of all fences, nets, safety devices and boundary treatments for the review and approval of the

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Executive Director. Said plans shall have received prior review and approval by the City of Rancho Palos Verdes, the California Department of Fish and Game and the United States Fish and Wildlife Service. Such fences and nets shall be as generally indicated on Exhibit VI or in the applicant's letter of January 14, 1997. The location, design and height of all fences, nets, and hedges shall be shown, and, in the event of vegetative boundaries, the materials shall be specified. The plans shall also have received review and comment from the golf course operator and its insurance or safety consultant.

The following boundary treatments fences may be approved by the Executive Director in the following locations, providing that they do not block or diminish access and recreation as required in conditions 1-4 above:

A. Within recreation areas, adjacent to steep slopes, adjacent to golf course roughs:

(1) Coastal prickly pear (Opuntia littoralis) or coastal cholla (Opuntia prolifera) barriers.

(2) split rail fences 40 inches in height or less, with plastic coated chain link in the lower 18-20 inches.

(3) three wire barbless wire fences.

B. During construction, areas in which grading will occur shall be fenced with:

(1) six foot high chain link construction fences, with wildlife escape holes as may be required by the Department of Fish and Game.

C. Approved revegetation areas:

(1) six foot high black or green covered plastic chain link fencing provided such fences do not include footings on the face or edge of the coastal bluff.

(2) three-wire barbless wire fences.

All changes to the approved plans shall be reported to the Executive Director. Any changes the Executive Director determines to be substantial, including those listed below, shall require an amendment to this permit:

(1) Wrought iron or wire cages surrounding trails.
(2) Any netting or wire link fences with holes smaller than commercial chain link.
(3) Any fence over six feet in height.
(4) Any fence that would arch over the heads of pedestrians on an approved pedestrian path.

The Executive Director shall not accept an amendment request for which the design, materials and location of the proposed barrier is inconsistent with the public access, view and habitat requirements of this permit.

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6. ACCESS AND HABITAT MANAGEMENT AND MAINTENANCE

Prior to issuance of the coastal development permit the applicants shall provide for the review and approval by the Coastal Commission an access and habitat management and maintenance program:

A. Funding Program. The program shall include a long term funding program which will provide for the actual cost of both:

(1) park maintenance and periodic repair and replacement of landscaping, restrooms, trails, fences and benches and other facilities; and,

(2) on-going habitat protection and restoration including a) on-site supervision of trail and habitat areas by resident Qualified Naturalist, operation of interpretive signs and displays, facility, funding of public outreach programs, including youth education and docent program, and b) maintenance of drainage systems, oil separators and other devices required to protect habitat in nearby ocean waters and tide pools.

B. Maintenance. The program shall include the legal authority and other provisions to maintain all habitat and public access areas to the standards required in this coastal development permit, and to maintain all drainage and water quality protection systems proposed by the applicant to protect the habitat of ocean waters and tide pools.

7. DEED RESTRICTIONS.

Prior to issuance of the coastal development permit, the applicant shall record a deed restriction, subject to the review and approval of the Executive Director that shall apply to lots 1-31 VTTM 50666, Lots 1-37 Vesting Tentative Tract Map 50667, and all parcels created by Parcel Map numbers 20970 and 23004. The deed restriction shall be recorded on each lot created in the above tract and parcel maps when such lots are recorded. The deed restriction shall provide:

A. The obligation to complete the habitat, trail and park improvements prior to final grading of individual lots.

B. The requirements for habitat and public access required in conditions of this coastal development permit.

C. Notice of the public's right to park on and pass through the streets of this subdivision.

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D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute to the maintenance of the area, and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit.

E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools.

F. A restriction on the use of invasive, non-native plants, as listed below in the landscaping condition 10. A list of such plants approved by the on-site habitat manager, shall be provided for the review and approval of the Executive Director prior to recording.

G. A further restriction indicating that no development, other than development approved in this permit shall occur in the park areas indicated in condition 1A and the trail areas shown in Exhibits II, 42 and 43 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined Section 30610 of the Coastal Act shall apply to the trails described above.

H. A restriction on lots 38 of VTTM 50666 and Lot 39 of VTTM 50667, describing a public access program for the improved golf cart paths. Said trails shall be signed and identified as public and shall be open and available for pedestrian use by the general public during non-golfing daylight hours.

I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The documents shall be recorded free of prior liens or other encumbrances. The restrictions shall run with the land in favor of the People of the State of California, binding all successors and assigns. The recorded document shall include legal descriptions of the applicant(s) entire parcel(s), the easement area(s), and the legal lots subject to these obligations.

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8. CONFORMANCE WITH THE REQUIREMENTS OF THE RESOURCE AGENCIES WITH RESPECT TO THREATENED, RARE OR ENDANGERED SPECIES.

A. Documentation. Prior to issuance of the coastal development permit, the applicant shall provide fully executed agreements with the Department of Fish and Game and the United States Army Corps of Engineers and the United States Fish and Wildlife Service addressing each party's responsibilities with respect to preservation of habitat and streams.

Pursuant to this condition the applicant shall provide true and accurate copies of: 1) all agreements between the applicants and the above noted public agencies and the landowners of the off-site mitigation areas, 2) a detailed schedule that has been approved by the United States Fish and Wildlife Service and the California Department of Fish and Game and that identifies when the revegetation plans required by the Habitat Conservation Plan (HCP) will be completed and implemented ("revegetation schedule"), 3) any and all proposed restrictions on public access, 4) all evidentiary material which the applicant or the agencies relied on to come to their conclusions, 5) a grading plan consistent with the Habitat Conservation Plan, and 6) an agreement in writing to complete and implement all revegetation plans consistent with the approved revegetation schedule and the phasing program listed in subsection D below;

B. Inconsistencies and changes. Any change, refinement or inconsistency between the final contracts and executed agreements and the Habitat Enhancement Plan as approved by the Commission will require an amendment to this permit. The Executive Director shall not accept any amendment request including reduction of public access and recreation mandated by the resource agencies in the areas identified for public use in this permit without the provision of equivalent additional access and recreation elsewhere on the property.

C. Execution. The applicant shall provide the Executive Director with required revegetation plans at the time identified in the approved revegetation schedule. Each revegetation plan submitted for the review and approval of the Executive Director must have been approved by the U. S. Fish and Wildlife Service and the California Department of Fish and Game. All revegetation plans must be submitted to the Executive Director before the golf course opens for play. All habitat areas shall conform to the standards contained in the executed HCP and the detailed revegetation plans.

D. Schedule

(1) Phase I. For a period of no less than one year prior to the commencement of grading the applicants shall collect seeds and cuttings from the project area to support the revegetation program.

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(2) Phase II. At the commencement of revegetation, the applicant shall provide alternate trail access as noted in stage one of condition 4, above, fence the areas to be revegetated, prepare the site, and install the initial plants. The applicant shall create coastal sage scrub habitat, using as far as possible, plants native to the area.

(3) Phase III. Schedule (HCP Phase I grading) When the Executive Director verifies that revegetation has begun and the Department of Fish and Game and or the United States Fish and Wildlife Service releases the applicant for the golf course grading, consistent with the approved final Habitat Conservation Plan, (HCP) the applicant may begin grading the golf course (lots 38 and 39), Ocean Trails Park (Halfway Point Park)and the Ocean Trails Drive ("J road" or Paseo del Mar). The applicant may grade and stockpile on the clubhouse and clubhouse parking areas, and the westernmost tier of lots of tract 50666. No finish grading of residential lots may occur. Applicant may also begin constructing the second stage of trail and access improvements, and the lots on VTTM 50667.

At the completion of grading of the golf course, the applicant shall complete installation of the park improvements noted above as stage 2 in condition 4.

(4) Phase IV. (Golf Club House) Finish grading for the golf club house parcel and 150 car westerly parking lot shall commence only after the United States Fish and Wildlife Service and the Department of Fish and Game have certified to the Executive Director that restoration of habitat in the onsite restoration areas has commenced according to the standards of the HCP.

Construction of the golf club house shall not commence until the Executive Director has approved plans and construction drawings for all parks and trails and these plans and construction drawings, with the exception of Palos Verdes Drive--West Vista Park and Palos Verdes Drive East Vista Park (Lot A Tract 50666 and Lot D, Tract 50667), have also received final review and approval from the City of Rancho Palos Verdes. Prior to beginning construction of the clubhouse, the applicant shall also complete the bluff top pedestrian trail (identified as trails 3A11 and 3B7) and coastal access trail (La Rotonda Bluff to Beach trail) 3B(8), and begin construction on Trail 3A(6), the Torrance Trail.

(5) Phase V. Complete restoration of Phase II and IV grading (the golf course and club house impacts) shall occur, and all agreements required in section 7 below shall be executed and all and habitat required as a result of subsection 7 of this condition shall have established before the golf course may be opened for play. Complete restoration of Phase II and IV residential lot) impacts shall occur before individual lots receive final grading approval. Grading of the residential lots roads and trail areas in Vesting Tentative Tract map 50666 shall commence as specified in condition 4 and only after the

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United States Fish and Wildlife Service and the Department of Fish and Game have certified to the Executive Director that:

(a) the restored habitat in the onsite restoration areas noted above with the exception of landslide area restoration required in subsection 7 below, is of sufficient maturity to supply food and cover and nest areas for Gnatcatchers and cactus wrens and other coastal sage scrub dependent species and

(b) that the vegetation on all off site restoration areas required by the Resource Agencies is established according to all final executed agreements, the approved revegetation timing schedule and the final Habitat Conservation Plan (HCP) and that the Gnatcatcher and the Cactus wren and other species dependent on coastal sage scrub could in the future be permanently provided with food cover and nesting areas on the restored areas.

Prior to commencement of construction of any residential units in tract 50666 except for five (5) model homes, the applicant, irrespective of the status of any approval for golf course repair, shall provided evidence that it has (1) identified areas for restoration all habitat damaged by the landslide; (2) if required by the Resources Agencies, secured all necessary agreements and/or easements over any off-site property required for purposes of restoration and (3) commenced planting on-site mitigation areas in acreage required by sub-Section 7 of this condition.

(6). Additional Willow Mitigation Area required by Resources Agencies.

Prior to issuance of amendment 11 amendment of this coastal development permit., the applicant shall submit revised plans identifying such replacement area and agree to install said mitigation, in the following quantities and timetable

a) Tract 50667 and golf course. The applicant shall install no less than 435 square feet of additional willow area as required by the ACOE and the Department of Fish and Game, prior to the opening of the golf course for play.

b) Tract 50666. The applicant shall provide to the Executive Director all communications from the ACOE, the US Fish and Wildlife Service and/or the Department of Fish and Game concerning the required mitigation and such mitigation shall be installed prior to the construction of more than five residential units in tract 50666

(7) Mitigation for Landslide, and Landslide Exploration and Repair. As part of any application for landslide repair the applicant shall provide a written agreement with the Resources Agencies that shall establish:

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a) The location and types of habitat restoration or enhancement required by the Resources Agencies as a result of the slide and any repair or exploration activities. Irrespective of any requirements of the Resources Agencies, all restored and previously intact habitat removed shall be reestablished on site at no less than a 1:1 ratio.

b) an analysis of the depth of saturation caused by drip irrigation. Said information shall be provided for all property owners of off site areas.

c) the location and amounts of any off-site habitat restoration required by the Resources Agencies. Such off site restoration plan shall be accompanied by an irrevocable agreement with the property owners indicating an intent to allow use of the property involved for long term habitat restoration purposes.

d) An estimate of the length of time that will be necessary for the coverage and maturity of habitat required by the Resources Agencies to establish.

e) An agreement that failing approval of golf course repair, the applicant will proceed to re-establish on-site mitigation areas in the quality and acreage required by this permit by October 1, 2000.

9. GRADING PLANS AND STANDARDS.

Prior to issuance of the coastal development permit, the applicant shall provide for the review and approval of the Executive Director, final engineered grading plans for the golf course and tract 50667 and preliminary grading plans for the clubhouse and tract 50666. Prior to beginning preliminary grading for tract 50666, the applicant shall provide for the review and approval of the Executive Director, final engineered grading plans including working drawings for Tract 50666. The applicant shall also agree, in writing, to abide by said plans. The plans shall have received preliminary review by the project geologist and the City engineer and the City geologist. Grading plans shall conform to the phasing requirements of the executed HCP habitat plan noted above; stockpiling shall occur only as provided in the HCP stockpiling provision and condition 8 above. Grading plans shall substantially conform to the preliminary plans approved by the City of Rancho Palos Verdes for Vesting Tentative Tract Map No 50666 and 50667 as shown in the EIR. Any changes in the plans required on the basis of new geologic information, including major recompaction or reconstructive grading, shall be reported to the Executive Director of the Commission before the changes are carried out. If the changes represent a substantive change in the plans or grading quantities as approved by the Commission, an amendment to this coastal development permit will be required.

The final grading plans agreed to by the applicant shall include:

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A. Grading limits. No Grading, stockpiling or earth moving with heavy equipment shall occur within the dedicated open space areas (corridors) noted in Condition 1 above, with the exception of Ocean Trails Park (Halfway Point Park,) within the bicycle trails, within drainage, utility and sewer, easements shown on Exhibit 5 (Map G) and hydrauger, and groundwater testing well easements shown on Exhibit 6 (Map K) of this Amendment 6, the 0.30 acre fill slope area adjacent to the 18th tee and the 0.13 acre fill slope area adjacent to the 18th hole. The 0.30 acre and the 0.13 acre fill slope areas which encroach within Lot K shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, as modified in the map submitted in amendment 4 and dated June 20, 1996. Bluff edge pedestrian trails shall be constructed with hand-tools where environmental damage could occur. The areas in which no grading is to occur are generally described as the habitat easement and revegetation areas.

B. Disposal of excess material. Any excess material resulting from grading or site preparation to be deposited within the coastal zone shall be disposed of in accordance with an approved coastal development permit. No excess material shall be dumped over the bluff or placed on the beach, or on any protected habitat or restoration areas.

C. Equipment storage. No grading equipment shall be stored within any habitat area, open space easement area, within 30 feet of the coastal bluff. No grading equipment shall be stored within the Tract 50666 residentially designated areas (Phase IV), except in the easternmost tier of lots as shown in the final HCP during the work on the golf course (Phase III).

D. Timing. Grading shall occur consistent with the timing restrictions contained in special Condition 8D. No grading may occur during the nesting season of the California Gnatcatcher, or otherwise as restricted in the Final executed Habitat Conservation Plan (HCP). In the event of conflict between this timing condition 9D and the executed HCP, the HCP shall prevail.

10. TEMPORARY EROSION CONTROL, HABITAT PROTECTION AND FINAL LANDSCAPING PLANS.

Prior to issuance of the Coastal Development Permit, the applicant shall submit for review and approval by the Executive Director and agree in writing to abide by habitat protection, revegetation, landscaping and erosion control plans for parks, trail corridors, common open space and graded and disturbed areas, parks and the golf course. All landscape plans, including habitat restoration, temporary stabilization, park rehabilitation, golf course roughs, fuel modification and drainage course revegetation shall employ native plants that are Palos Verdes Peninsula Bluff Scrub plants, and Palos Verdes Peninsula Coastal Sage Scrub plants, obtained, to the maximum practicable extent, from seed and vegetative sources on the Palos Verdes Peninsula. Turf areas shall be permitted, but invasive grasses or annual grasses incompatible with revegetation shall not be employed for temporary stabilization or in areas, which in the opinion of the enhancement monitor, could form a seed bank that would affect the restored areas.

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At the commencement of grading on each tract and on the golf course, the applicant shall provide to both the City and the Executive Director, for their joint review and approval, plan notes and general standards for erosion control. On or before September 15 of each year of construction, the applicant shall provide to both the City and the Executive Director for their joint review and approval, interim erosion control plans that will eliminate all siltation onto the beach tide pools and habitat areas adjacent to the site.

Prior to submittal of landscape plans, and temporary erosion control plans, the applicant shall obtain the review and comments of the California Native Plant Society, the Department of Fish and Game and the United States Fish and Wildlife Service. The Executive Director shall approve plans that are consistent with the objectives of the Habitat Enhancement Plan and with the executed Habitat Conservation Plan.

The final plans agreed to by the applicant shall incorporate the following criteria:

A. All graded areas on the subject site shall be planted and maintained to protect habitat and to prevent erosion into intertidal areas, the coastal bluffs and revegetation areas. To enhance habitat, on commonly owned lots and on golf course roughs, landscaping shall consist of Coastal Sage Scrub and Coastal Bluff Scrub plants native to the Rancho Palos Verdes community that have been listed in the EIR and by the Native Plant Society in their comments on the EIR. Invasive, non-indigenous plant species which tend to supplant native species shall not be used either on the bluff, on the roadway lots, on the golf course, on commonly owned, or on the individual lots. Available lists of invasive plants are found in communications from the Native Plant Society to the City of Rancho Palos Verdes and in the California Native Plant Society, Santa Monica Mountains Chapter, document entitled *Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains,* dated January 20, 1992. Additional invasive plants may be identified by the Executive Director on the basis of comments from the Department of Fish and Game, the Fish and Wildlife Service or the California Native Plant Society. None of the plants included on the official list of "Prohibited Invasive Ornamental Plants" or "Weedy Plants to be Eradicated" shall be introduced into any portion the project site. These lists, approved by the Resource Agencies, shall remain available for public consultation at the California Coastal Commission, the City of Rancho Palos Verdes, or from on-site naturalist for the Ocean Trails Project. Additions to or deletions from these lists may be made by the Executive Director of the California Coastal Commission after consultation with the project's restoration ecologist and the Resources Agencies.

B. All cut and fill slopes shall be stabilized with planting at the completion of rough tract grading, and on the completion of final grading, and/or, if the Executive Director determines that grading has stopped and that the interruption of grading will extend into the rainy season. Planting should be of primarily native plant species indigenous to the Palos Verdes Peninsula. Non-native plants used for stabilization shall not be invasive or persistent species. Such planting shall be adequate to provide 90 percent coverage within 90 days and shall be repeated, if

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necessary, to provide such coverage. This requirement shall apply to all disturbed soils including all unsurfaced roads and pads;

C. Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.

D. The landscaping and erosion control plan shall identify the location of the temporary construction fence noted in the Habitat Conservation Plan. In addition to the fencing required in the executed Habitat Conservation Plan, construction fencing shall be placed no less than 20 feet inland of the edge of Bluff Top Activity Corridors and dedicated Habitat Restoration Areas (Passive Parks) before the commencement of grading operations, except in those two locations where grading has been approved within the Bluff Top Activity Corridor or where the toe of the approved grading is located less than twenty (20) feet landward of the Bluff Top Activity Corridor or the Bluff top Revegetation Corridor, the construction fence shall be placed at the seaward toe of the approved cut or fill slope. This does not authorize development within the Bluff Top Activity Corridor or in the Bluff top Revegetation Corridor, except the two incursions specifically permitted by the Commission in its second amendment to this permit. No drainage shall be directed over the bluff, no overspill, stockpiling, equipment storage, material storage or grading shall be conducted seaward of this fence. The fence shall include small animal escape holes if required by the Department of Fish and Game.

E. At the end of rough grading, all rough graded lots, and all disturbed areas not included in park development, the golf course, roadways, park development or revegetation plans shall be revegetated with plants indigenous to the area. The plans shall specify seed and plant sources, using, as far as possible, locally collected seed.

F. Prior to issuance of the grading permit, the applicant shall provide evidence that a bond has been posted with the City of Rancho Palos Verdes sufficient to enable the City and/or the Department of Fish and Game to provide for revegetation and stabilization of the site in the event of bankruptcy or indefinite cessation of development activities.

G. All fuel modification plans shall have been reviewed and approved by the Los Angeles County Fire Department. Invasive plants, as noted above, shall not be employed in fuel modification areas. The majority of plants employed shall be California native plants endemic to the Palos Verdes Peninsula.

H. Plantings in preserves and areas designated for habitat restoration shall conform to the approved revegetation plan for each area and the Executed HCP.

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All proposed changes to approved plans shall be reported to the Executive Director. Any changes the Executive Director determines to be substantial shall require an amendment to the permit.

11. FINAL DRAINAGE PLANS.

Prior to issuance of the permit the applicant shall provide, for the review and approval of the Executive Director, preliminary engineered drainage plans for drainage facilities and a written agreement to abide by such plans for tract 50667 and the golf course and conceptual plans for tract 50666. Prior to beginning preliminary grading for Tract 50666, the applicant shall provide for the review and approval of the Executive Director, final engineered drainage plans for tract 50666. Said final drawings shall have received review and comment by: 1) the project geologist, 2) the City Engineer, 3) the City Geologist, 4) the United States Fish and Wildlife Service, 5) the Department of Fish and Game, 6) The United States Army Corps of Engineers, 7) the Regional Water Quality Control Board, 8) County Flood Control. Drainage plans for each drainage shall be designed consistent with one of the two alternative methods discussed in detail below: (a) tunneled pipes or (b) on site canyons.

The Executive Director, upon receipt of detailed drainage plans and comments of all the above agencies and individuals if such agencies choose to comment, shall require all potential disturbance of bluff face vegetation to be identified, minimized and all displaced plants to be replaced according to the standards of the Habitat Conservation Plan. No rare plants or sensitive species may be disturbed by installation of the drainage devices. To verify this, the applicants shall supply a field check prior to installation and at the end of installation, and at the end of any replanting of bluff face species. Any necessary restoration shall be completed as soon as possible after the disturbance but in no event shall restoration completion occur more than one year after installation of the drainage devices. Complete restoration of Phase III grading (the golf course) impacts shall occur before the golf course may be opened for play, and complete restoration of Phase III and IV (residential lot) impacts shall occur before individual lots receive final grading approval.

The following standards apply to all drainage plans, which shall employ:

a) treatment and filtration of runoff from the maintenance yard and from the 150 car parking lot;
b) Best Management Practices as required by the City of Rancho Palos Verdes and the Regional Water Quality Control Board;
c) use of ponds to control, treat and recirculate golf course runoff;
d) no discharge from golf course or project improvements to tide pools;
e) the applicant shall be responsible for removing all debris.
f) The outfall and its tributary area complies with the Los Angeles County Public Works Urban Storm Water Mitigation plan standards, including but not limited to the following:

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- The golf course shall be equipped with flow reducers or shutoff valves triggered by a pressure drop so that broken pipes do not increase flow to the storm drains.
- The applicant shall provide, for the review and approval of the Executive Director, plans for a self-contained cart washing facility that is equipped with a pre-treatment facility and if significant discharge is proposed, is connected to the sanitary sewer.
- All storm drain inlet structures must be equipped with trash racks, which shall be maintained by the golf course operator unless the racks are eligible for maintenance by the County of Los Angeles;
- The applicant shall either: (a) provide a written estimate from the project engineers verifying that less than 21% of the project area is developed with impervious surfaces; or (b) shall equip the storm drain inlets on project streets with oil water separators, which shall be maintained by the golf course operator.
- Storm drains must be stenciled with water quality warnings indicating that the drain flows to the ocean.

Alternative (a): The following standards shall apply to the tunneled pipes which shall be constructed in substantial compliance with plans submitted August 2, 1991:

a) no drain line down Forrestal ravine
b) use of drains outside of ravines for all project drainage including normal storm and low flow run-off from the golf course, golf course ponds, and project streets and parking lots;
c) diversion and control of major event (greater than 2 year storm) off site drainage;
d) the terminus and/or surface installation of drainage pipes on the bluff face and toes shall avoid stands of *Opuntia littoralis*,
e) no heavy equipment shall be placed within 30 feet of the edge of the bluff in installing the devices;

Alternative (b). In lieu of the tunneled pipes, the applicant may opt to route drainage through the canyons as described in the conceptual drawings dated 3/2/98, or as shown in the plans for La Rotonda Canyon, dated 3/99, stamped March 1, 1999. Prior to authorization of use of any on-site canyon for project drainage, the applicant shall provide final working drawings, approved by the City Engineer of the City of Rancho Palos Verdes. If the City Engineer and the above agencies approve working drawings of the canyon alternative for any canyon, as shown on the preliminary plans dated 3/2/98 submitted along with amendment 8 of this permit, or 500 square feet or as shown in the plans for La Rotonda Canyon, dated 3/99, stamped March 1, 1999. The Executive Director may authorize discharge of all storm water and treated golf course runoff through the approved canyons, provided that:

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a) the rerouted pipes, after final approval from the City Engineer, require no significant additional channelization than presently proposed, with no more than more than 15% difference in the quantity of hardscape and or rip rap from the preliminary plans dated 3/2/98 or in the case of La Rotonda Canyon more than 575 square feet,

b) that the United States Army Corps of Engineers, the Regional Water Quality Control Board and the Department Fish and Game have concurred with the project as proposed,

c) the applicant agrees to replace any identified willow habitat at no less than a 2:1 ratio, as proposed in the Glen Lukos Corps application dated April 16, 1998 and as required by the Department of Fish and Game;

Upon receipt of final approval by any of the above agencies, or if at any time, field conditions require a change in design, the applicant shall provide copies of the final approved plans and/or change orders for the required changes to the Executive Director. Development shall occur consistent with the approved plans. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to the coastal development permit unless the Executive Director determines no amendment is required.

12. REVISED PLANS

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, revised final plans, approved by the City of Rancho Palos Verdes, which indicate the final layout of all residential and open space lots, streets, and other improvements, including grading, access areas, golf course and revegetation areas, and which conform with the final approved plans for public access, recreation, Habitat protection/enhancement, grading and drainage specified in conditions 1-5, and 9-11, above. All development must be consistent with these plans.

13. DELETED

14. COMPLIANCE WITH CONDITIONS OF THE VESTING TENTATIVE TRACT MAPS.

In the event of conflict between the conditions imposed by the City of Rancho Palos Verdes and the Commission, the terms and conditions of the Commission shall prevail. Pursuant to this, the applicant shall prepare a written comparison of the City's and the Commission's conditions. However, except as explicitly modified by the terms of this coastal development permit, all development shall comply with the conditions of Vesting Tentative Tract Map No. 50666 and Vesting Tentative Tract Map No. 50667, Tentative Parcel Map Numbers 20970 and 23004 as re-approved in December 7, 1992 and as revised on September 6, 1994. Revisions to Conditional Use Permits numbers 162 (residential planned development and public open space) and 163 (golf course and clubhouse), Revisions to Coastal Permit number 103, and Revisions to Grading Permit number 1541 and mitigation measures and addenda to EIR 36 as approved by the City of Rancho Palos Verdes on December 7, 1992 and as revised on

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September 6, 1994 shall be reviewed by the Executive Director of the Commission for consistency with this action.

For purposes of this condition, the minimum lot size and minimum house size as noted in the Development Standards supplied to the City of Rancho Palos Verdes shall not be considered conditions of the coastal development permit or necessary to this Commission's approval of the project. Changes in such standards to allow a greater clustering of lots to conform to the other terms and conditions of this permit shall be reported to the Commission as an amendment to this permit.

15. COVENANTS, CONDITIONS, AND RESTRICTIONS, CONDITIONAL USE PERMIT, PARCEL MAP CONDITIONS AND FINAL TRACT MAPS.

Prior to issuance of the coastal development permit and prior to recordation of any CC&R's, parcel maps or Vesting Tentative Tract Maps associated with the approved project, said CC and R's and Vesting Tentative Tract and parcel maps shall be submitted to the Executive Director for review and approval. The Executive Director's review shall be for the purpose of insuring compliance with the standard and special conditions of this Coastal Development Permit. The deed restrictions noted in Condition 7 above shall be reiterated in the CC and R's. Any CC and R's, parcel map conditions or notes, conditional use permit conditions or tract map provisions which the Executive Director determines are not consistent with any of the conditions of this permit shall be modified to be consistent before recordation.

16. PROOF OF LEGAL ABILITY TO COMPLY WITH CONDITIONS

Prior to issuance of the coastal development permit, the applicants shall provide 1) proof of undivided legal interest in all the properties subject to this permit, or 2) proof of the applicant's ability to comply with all the terms and conditions of this coastal development permit. No land subject to this coastal development permit may be developed until and unless all terms and conditions relating to the project as a whole have been met and agreed to in writing by all parties with ownership interest.

17. PUBLIC RIGHTS.

By acceptance of this permit, the applicant acknowledges, on behalf of him/herself and his/her successors in interest, that issuance of the permit shall not constitute a waiver of any public rights which may exist on the property. The applicant shall also acknowledge that issuance of the permit and construction of the permitted development shall not be used or construed to interfere with any public prescriptive or public trust rights that may exist on the property.

18. ASSUMPTION OF RISK.

Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that: (a) the applicant understands that the site may be subject to extraordinary hazard from landslide, and earth movement and bluff failure, and (b) the applicant hereby waives any future claims of liability against the Commission or its

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successors in interest for damage from such hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens.

19. PUBLIC AVAILABILITY OF GOLF COURSE.

Prior to issuance of the permit, the landowners shall execute and record deed restriction, in a form and content acceptable to the Executive Director, that provides that the approved visitor serving Golf Course facilities including the clubhouse, will conform to the following requirements:

A. PUBLIC FACILITY. The clubhouse and golf course will remain as commercial visitor serving facilities open to the general public and that any proposed change in the level of public use will require an amendment to this permit

B. CLUBS PROHIBITED. No club or other arrangement that will restrict use of the golf course by the general public shall be permitted.

C. CART PATHS. As noted above, the improved Golf cart paths shall be available for orderly public pedestrian use during non-golfing daylight hours. (Staff note: the golf cart paths shared with pedestrian or bicycle trails are subject to the hours of use that apply to public trails and are open to the public from dawn to dusk.)

D. RESTROOMS. In lieu of construction of a separate public restroom facility, the applicant and its successors in interest shall agree to construct, maintain and to operate the comfort station in lot E tract 50667, the clubhouse restrooms, and lower level patio of the clubhouse as public facilities in conjunction with Ocean Trails Park (Halfway Point Park) and the public trail system.

E. OPERATIONS. The applicant and its successors in interest including but not limited to the golf course operator shall agree and covenant with the City of Rancho Palos Verdes to operate the parking lots at the end of Ocean Trails Drive (Street A), the restrooms in the vicinity of the west end of La Rotonda Drive, easily accessible from Lot E tract 50667 and the restrooms and patio area within the clubhouse as public facilities. The applicant, its agents, its lessees, and its successors in interest shall open these facilities to the public from dawn to dusk. No fee or validation shall be required for use of these facilities.

F. PUBLIC USE. The rest rooms and the lower level patio area shall be public spaces available to all members of the public without discrimination or requirement of purchase, imposition of dress codes or other rules not related to the safe operation of the facilities and shall not be locked during daylight hours.

G. SIGNS. The parking lots, restrooms and lower patio area shall be identified as open to the public by appropriate visible signs subject to the review and approval of the Executive Director. The signs shall be erected in areas accessible to the public, including Ocean Trails Drive (Street A), La Rotonda Drive, the parking lots themselves and Ocean Trails Park (Halfway Point Park.)

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H. OPERATION OF THE OVERFLOW PARKING LOT. The applicant its successors in interest and or managers or lessees shall agree by covenant with the City of Rancho Palos Verdes to operate the overflow parking lot located adjacent to the maintenance yard on golf course Lot 38 VTTM 50667 from 8:00 a.m. to 5:00 p.m. on all summer and holiday weekends during all banquets and special events and whenever there are more than 125 cars in the westerly club house parking lot.

The applicant shall assure that all covenants and agreements with the City of Rancho Palos Verdes that address the operation of these public facilities, including the parking lots, the golf course, the clubhouse, banquet room, restrooms and other public facilities, are consistent with this permit. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The deed restriction shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The deed restriction shall run with the land in favor of the People of the State of California, binding all successors and assigns, for the life of the facility approved in this permit. The recording document shall include legal descriptions of the golf course, the parking lots, the restroom and patio areas, Lot E tract 50667 and the approved golf course area. The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law to restrict land and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the golf course shown on the attached Exhibits 26 and C of Amendment 6, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project, or 2) commencement of construction on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of underground utilities.

20. STATE LANDS COMMISSION REVIEW.

Prior to the issuance of the coastal development permit, the applicant shall obtain a written determination from the State Lands Commission that:

A. No State lands are involved in the development; or

B. State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or

C. State lands may be involved in the development, but pending a final determination of state lands involvement, an agreement has been made by the

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applicant with the State Lands Commission for the project to proceed without prejudice to the determination.

D. Prior to issuance of permit amendment 13, the applicant shall provide an update to the determination required above with respect to the newly established shoreline and the areas inland of it. Any work occurring on state property must receive prior approval by the State Lands Commission

NOTE: SPECIAL CONDITIONS NOS. 21-25 IMPOSED BY COMMISSION ON FIRST AMENDMENT OF A-5-RPV-93-005.

21. LIGHTING AND SOUND.

Prior to issuance of the amended permit, the applicants shall submit revised plans to protect the bluff face and restoration areas from light and noise generated by the project. The plan shall, at a minimum, include a wall or landscaped berm at the west and southerly end of the club house parking lot, so that automobile and security lights do not shine onto the golf course or ravine areas. The applicant shall also submit a project lighting and sound plan for the Clubhouse and banquet facility.

A. Lighting. The lighting plan shall be subject to the review and approval of the Executive Director and shall include an analysis of the effects of the project's light, including security lights and the headlights of cars, on the bluff face and the West Bluff Preserve. Security lights shall be shielded so that light is directed to the roads and parking lots only, the golf course shall not be lighted, and the berm or wall required above shall be high enough to block all direct light from automobile headlights that might otherwise shine onto preserve areas.

B. Noise. In order to reduce traffic and facility noise, the applicants shall construct a berm or wall on the west side of the clubhouse parking lot. The berm or wall shall be high enough to block car-door and engine noises that might carry into the preserve from the clubhouse parking lot. The facility shall be sound-proofed, and night entertainment shall be limited so that noise levels in the West Bluff Preserve are not increased beyond that expected in residential areas.

22. RELATIONSHIP OF DEVELOPMENT APPROVED IN THIS AMENDMENT TO APPLICANTS' PHASING PROGRAM. DELETED.

23. SIGNAGE, FINAL PUBLIC AMENITY PLAN.

Prior to issuance of the amended permit the applicant shall prepare trail maps, and a public amenity plan incorporating all features required by the Commission's conditions. The plan shall include the overlooks, signs, railings, bridges, adequately sized public restrooms and other amenities proposed by the applicant and required by the Commission in this action. In

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the event of conflict or inconsistency between this and any other action, the Commission's conditions shall prevail. In addition to the signs described in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, the applicant shall include directional and identification signs including signs identifying restrooms, comfort stations and overlooks as public, identifying the public rights on the trails and parking lots, and providing information regarding habitat restoration efforts. Signs not explicitly permitted in this document shall require an amendment to this permit. As described in writing and verbally by the applicant, the 45 car parking lot shall include a sign that states "public recreation parking only, no golf parking". Signs at the 150 car "golf parking" lot, should state that golfer, restaurant, special event and public parking are all permitted. Pursuant to this requirement, detailed drawings showing the design, text and placement of individual signs, consistent with the preliminary Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, shall be provided for the review and approval of the Executive Director on or before February 1, 1998.

24. SUBORDINATION OF ALL COVENANTS THAT AFFECT PUBLIC PARK OR PARKING AREAS.

All public parks and parking areas required by this permit shall be operated as indicated in the Commission's conditions of approval for Coastal Development Permit A-5-RPV-93-005 as amended in A-5-RPV-93-005A, A-5-RPV-93-005A2, A-5-RPV-93-005A3, A-5-RPV-93-005A4, A-5-RPV-93-005A5, and-RPV-93-005A6. Pursuant to this requirement, any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

25. RENUMBERING AND VESTING TENTATIVE TRACT MAP DESIGNATIONS.[1]

Prior to submittal of materials prepared to conform to special conditions 12, 14 and 15 of A-5-RPV-93-005, and condition 25 of this action, the Applicant shall prepare a comparison of the proposed final lot numbers, with the lot numbers shown in the Commission's actions. Numerical or letter designations of all lots necessary to conform to the Commission's conditions shall be provided for the review and approval of the Executive Director. Additional lots created in order to conform the Commission's conditions shall be shown on the revised tentative tract maps subject to the review and approval of the Executive Director. An immaterial permit amendment to reflect any needed renumbering may be processed as long as the acreage and geographic location of all fee dedications described in the Commission's conditions are unchanged, and the routes, sizes and locations of all trails are preserved.

26. REVISED SIGNAGE PLAN.

Prior to issuance of the permit amendment, the applicant shall provide a revised signage plan, subject to the review and approval of the Executive Director, that includes signs on Palos Verdes Drive clearly indicating that there is a trailhead and public parking within tract 50666. The sign may also indicate that the major public parking lot and parks are located at the clubhouse at Ocean Trails Drive.

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27. TEMPORARY GOLF SCHOOL.

The applicant may operate a temporary golf school, open to the public, for a limited time period, not to exceed six months from the date of issuance of this permit amendment. The Executive Director may extend the time limit for good cause for up to four months, if the request is accompanied by a reasonable plan to restore public access and protect habitat.

28. SLOPE WINTERIZATION OF SLIDE C AUTHORIZED IN PERMIT AMENDMENT A13.

A. Only the development noted in Section B below is authorized. Installation of pilings is not authorized in this amendment. The applicant may carry out slope repair, remedial grading and surface drainage controls for winter stabilization of slide C as described in the Converse letters of August 24 and 25 1999 and the Cotton letter of August 26 1999, except that:

1) Prior to issuance of permit amendment 13, the applicant shall submit final plans and calculations shall have been for review and approval by the Executive Director. These plans shall be in substantial conformance to the conceptual plans provided to the Commission in the Converse letters of Aug 24 and 25 of 1999 and the Cotton letter of Aug. 26 1999. Said final plans and calculations shall have been approved by the City of Rancho Palos Verdes Dept. of Public Works

2) Prior to issuance of permit amendment 13, the applicant shall provide, for the review and approval of the Executive Director, detailed plans showing all grading and disturbance areas consistent with the conceptual plans provided to the Commission and the conditions of this permit. All such area shall be located in the disturbed area noted in Exhibit 17, the golf course or within 25 feet of the "limits of excavation" shown on Exhibit 7. No further disturbance except for the placement of approved surface drain conduits and a drain diversion berm in already disturbed area (shown in exhibit 17) shall occur in the Bluff face preserve (lot G VTTM 50666) or the gnatcatcher nesting area (lot F VTTM 50666). Grading or any other disturbance of the Bluff Top corridor habitat restoration area (lot K VTTM 50666 is limited to: (a) grading down the graben walls and access equipment within an area no more than 25 feet from the edge of the mapped "limits of repair excavation" in Exhibit 7 (b) filling cracks as shown in exhibit 8, (c) removing topsoil as shown in Exhibit 8b of this amendment 13, surface drainage controls and sandbagging. This permit amendment does not exempt the applicant from the review and approval of the Department of Fish and Game and the US Fish and Wildlife Service and the terms and conditions of the executed HCP.

3) After approval of the areas that may be disturbed, the applicant shall install highly visible temporary fencing around all habitat areas within and adjacent to the job-site that are to be protected, and call for

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inspection from the Department of Fish an Game. A note identifying protected areas shall be placed on all grading plans.

4) All equipment access routes, and stockpile areas shall be located on the golf course, Halfway Point Park and the disturbed area of the slide block as shown in exhibit 17. All silt and runoff from the stockpiles and the disturbed graded areas of the site shall be controlled and confined within the site. Pursuant to this requirement, prior to issuance of permit amendment 13, the applicant shall provide erosion control plans for the review and approval of the Executive Director. Said plans shall be approved in advance by the City of Rancho Palos Verdes and conform to all conditions of this permit.

5) Prior to issuance of permit amendment 13, the applicant shall provide, for the review and approval of the Executive Director, plans identifying feasible measures to protect intertidal areas and scree slopes. The applicant shall utilize all feasible measures to reduce further siltation from the slide into the ocean. The plan shall be provided to the Commission in advance of submittal to the State Lands Commission and the Department of Fish and Game.

6) Prior to issuance of permit amendment 13, the applicant shall provide, for the review and approval of the Executive Director, the City Department of Public Works and the Department of Fish and Game, detailed specifications for the backfill of cracks and fissures, including materials. Fissures shall be flagged and sandbagged as required by the City Engineer to avoid percolation and/or hazards to employees and the public. The plans shall include monitoring and re-filing if necessary.

7) Prior to issuance of amendment 13, the applicant shall provide plans for the review and approval of the executive director showing Erosion and drainage control as required. Said plans shall have been approved by the Project Engineer and City of Rancho Palos Verdes. The plans shall include: (a) the construction of a berm on the north side of the graben to route drainage away from the graben, (b) grading within the graben to create positive drainage and prevent ponding, (c) temporary surface conduits to direct drainage to ocean (d sandbags around repaired cracks and fissures, (e) sandbags and silt fences as needed elsewhere on the site and in Halfway Point Park, (f) low berms and diversion structures in already disturbed areas as needed to keep water off the face of the slide (g) other safety and erosion control devices as long as such devices are located in the disturbed area noted as exhibit 17. Any grading for such erosion control shall be limited to the golf course, the areas within 25 feet of limits of repair in Exhibit 7, or already disturbed areas (Exhibit 17).

B. The following work is authorized.

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1) Drilling and grading for geologic exploration within the already disturbed Bluff Top Corridor Area on slide C as shown in exhibit 17, within the golf course, and within 25 feet of the "limit of excavation" as shown on exhibit 7, provided that no drilling or grading removes established plants identified as critical habitat or as rare and endangered by the Department of Fish and Game. Installation of safety fencing and access control.

2) Fill fissures cracks and gullies on bluff top at Halfway Point, as necessary to avert potential block failure on face of cliff including the large block, identified as "Fissured Rock Mass" on Exhibit 6, on the seaward bluff adjacent to Halfway Point.

3) Fill approximately 76 mapped cracks and fissures on main slide block as shown on Exhibit 8 with rocks, material from the graben and a top capping of sand and bentonite, to form an impervious surface layer.

4) Salvage topsoil from slide block and stockpile for future habitat restoration; install erosion control at edges of work to prevent siltation into the ocean; and install temporary fences at edge of habitat in remaining lot K, F and G habitat areas at edge of work areas to prevent accident disturbance of the habitat.

5) Trim back oversteepened, unstable graben slopes up to a slope of 1.5:1 as shown on the "limits of repair" shown in Exhibit 7 and as conditioned above.

6) Install safety fencing

7) The following erosion control work: (a) the construction of a berm on the north side of the graben to route drainage away from the graben, (b) grading within the graben to create positive drainage and prevent ponding, (c) temporary surface conduits to direct drainage to ocean (d sandbags around repaired cracks and fissures, (e) sandbags and silt fences as needed elsewhere on the site and in Halfway Point Park, (f) low berms and diversion structures in already disturbed areas as needed to keep water off the face of the slide (g) other safety and erosion control devices as long as such devices are located in the disturbed area noted as exhibit 17. Any grading for such erosion control shall be limited to the golf course, the areas within 25 feet of limits of repair in Exhibit 7 or already disturbed areas (Exhibit 17).

29 ASSUMPTION OF RISK FOR WINTERIZATION OF SLIDE.

A. By acceptance of this amended permit A-5-RPV-93-005A13, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves, and flooding; landslide, bluff retreat, erosion, and earth movement; (ii) to assume the risks to the applicant and the property that is the subject of this

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permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. PRIOR TO ISSUANCE OF this amended permit A-5-RPV-93-005A13, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of all parcels subject to A-5-RPV-93-005A13. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

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EXHIBIT B-1

STAFF RECOMMENDATIONS AND FINDINGS

Staff Recommendations and Findings for the referenced Permits and Permit amendment approvals are available for inspection at the offices of the South Coast area office of the California Coastal Commission at 200 Oceangate, Tenth Floor, Long Beach, California 90802.

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EXHIBIT C

ORIGINAL CONDITION

Condition No. 1
OC_DOCS\116729.14 [W97]

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STATE OF CALIFORNIA - THE RESOURCES AGENCY PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

EXHIBIT C

Date: December 23, 1997
Permit No: A-5-RPV-93-005

COASTAL DEVELOPMENT PERMIT

On April 15, 1993, the California Coastal Commission granted to Zuckerman Building Companies/Palos Verdes Land Holdings Co. Coastal Development Permit A-5-RPV-93-005, subject to the attached Standard and Special Conditions, for development consisting of: Resubdivision of 261.4 acre site into two tracts (VTTM Tract Nos. 50667 & 50666) and construction of 83 residential lots, parks, habitat areas and a golf course.

THE CURRENT PROJECT, AFTER SEVEN AMENDMENTS CONSISTS OF: Resubdivision of 261.4 acre site into two tracts (VTTM Tract Nos. 50667 & 50666) and construction of 75 residential lots, utilities and site improvements, four lower cost apartment units, 18 hole golf course with clubhouse and public open space, parks and trails. Revised by applicant for *de Novo* action to include: A) Coastal Access and Public Amenities Plan dated Feb. 5, 1993 providing additional beach access trails, B) Habitat Enhancement Plan dated February 18, 1993 providing 1) restriction of 20 acres in Shoreline County Park adjacent to the project to the west to habitat preserve and restoration of ten of those acres; 2) purchase of easement over 100 acre City parcel adjacent to the project on the north and located outside the coastal zone and restoration of 20 of those acres to coastal sage scrub and 3) supervision of public access to habitat areas. Subsequently amended seven times see *List* below.. This project is also identified as "Ocean Trails". The project is more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at:

Vacant 261.4 acres seaward of Palos Verdes Drive South and Palos Verdes Drive East, between the City of Los Angeles Boundary and the Portuguese Bend Club at Halfway Point, Habitat restoration includes Shoreline Park, and 98 acres located on Palos Verdes Drive East north of Palos Verdes Drive South. City of Rancho Palos Verdes, Los Angeles County.

Issued on behalf of the California Coastal Commission on December 23, 1997.

PETER DOUGLAS
Executive Director

By:
Title: Los Angeles Area Supervisor

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ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance . . . of any permit . . ." applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 CAL. ADMIN. CODE SECTION 13158(a).

_____ Date

_____ Signature of Permittee

Please sign and return one copy of this form to the Commission office at the above address.

Two Attachments PROJECT AMENDMENTS 1-7 Pages 2-8
APPENDIX A, STANDARD AND SPECIAL CONDITIONS Pages 9-47

LIST OF PROJECT AMENDMENTS

DESCRIPTION OF PROJECT ORIGINALLY APPROVED ON APRIL 15, 1993 (A-5-RPV-93-005): Resubdivision of 261.4 acre site and construction of an 83 lot residential subdivision including utilities and site improvements, 18 hole golf course with clubhouse and public open space, 6.4 acres of improved parks, and trails. Revised by applicant for de Novo action to include: A) Coastal Access and Public Amenities Plan dated February 5, 1993 providing additional beach trails; B) Habitat Enhancement Plan dated February 18, 1993 providing: 1) restriction of 20 acres of land in Shoreline Park adjacent to the project to the west to use as habitat preserve and restoration of ten of those acres; 2) purchase of conservation easement over 100 acre City owned parcel adjacent to the project on the north and located outside the Coastal Zone, and restoration of 20 of those acres to coastal sage scrub; and 3) supervision of public access to habitat areas.

DESCRIPTION OF FIRST AMENDMENT APPROVED JANUARY 12, 1995 (A-5-RPV-93-005-A1): Re-configure 4.9 acre Halfway Point Park to 5.1 acres; (2) relocate 27,000 sq. ft. clubhouse, 150 car parking lot and 45 car public parking lot and putting green from center of project site to area adjacent to Halfway Point Park; (3) add trail access on periphery of park; (4) reduce public parking at west end of La Rotonda Drive from 75 spaces to 50 spaces and add comfort station at La Rotonda

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Drive; (5) remove Mariposa Point trail and relocate sewer easement trail in West Bluff Preserve; (6) add 3,000 sq. ft. maintenance facility and 75 car overflow parking lot and water retention basin; (7) reduce number of market rate lots from 83 to 75; (8) add four low income units; (9) move vertical access "J road" northward; (10) relocate J road trails adjacent to golf course; (11) move bluff-to-La Rotonda bike trail connector east to tract 50667; (12) remove handicapped trail facility from San Pedro bluff-to-beach trail and construct handicapped access loop within bluff top park areas.

DESCRIPTION OF SECOND AMENDMENT APPROVED SEPTEMBER 1995 (A-5-RPV-93-005-A2): Second amendment will provide 3.7 additional acres as an easement for habitat conservation and public access purposes only, will provide an additional 0.2 acres for passive park habitat preserve purposes, and will permit 0.43 acres of grading within the Blufftop Activity Corridor. More specifically, the amendment includes the following:

1) Revise condition 1 to permit placement of fill and restoration of one 0.13 acre area adjacent to the 18th hole and one 0.3 acre area adjacent to the 18th tee within the Blufftop Activity Corridor (lot K) on tract 50666. Said fill slopes will be set back a minimum of 100 feet from the bluff edge line and shall be compacted less than 90% and then restored to coastal sage scrub habitat including Lemonade berry and Coast Goldenfields. The fill slope areas are shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, by RBF and Associates.

Pursuant to this change, the last paragraph of condition 1A would be revised to add the underlined language in the indicated location:

1.A. ...The lands described in 1.A(2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except within the dedicated bicycle/pedestrian path and within two areas, one area of 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. The total combined disturbed area adjacent to the 18th tee and the 18th hole shall not exceed 0.43 acres and shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 prepared by RBF and dated July 25, 1995. The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the habitat restoration plan....

Pursuant to this change, condition 9A shall be amended to insert the underlined language in the location identified below: 00 1613039

9.A. Grading limits. No Grading, stockpiling or earth moving with heavy equipment shall occur within the dedicated open space areas (corridors) noted in condition 1 above, with the exception of Halfway Point Park, the bicycle trails and the 0.30 acre fill slope area adjacent to the 18th tee and the 0.13 acre fill slope area adjacent to the 18th hole. The 0.30 acre and the 0.13 acre fill slope areas

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which encroach within lot K shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995. Bluff edge pedestrian trails shall be constructed with hand-tools where environmental damage could occur.

2) Change project description to incorporate three non-golf setback areas as shown on the RBF maps last revised July 25, 1995 and as further described below. The additional setback easement areas shall be offered for dedication to the City of Rancho Palos Verdes solely for habitat conservation purposes except for those portions identified as trails in this permit at the same time all other dedications of Tract 50666 and 50667 are offered. The offers to dedicate shall (1) describe the additional setback areas in metes and bounds and (2) be recorded free and clear of prior liens and encumbrances which the Executive Director determines may affect said interest; (3) run with the land in favor of the People of the State of California, binding all successors and assigns and (4) be irrevocable for a period of 21 years from the date of recording.

a) No less than 0.3 acres in lot 38 golf course as shown on the map of tract 50666 last revised by RBF on July 17, 1995. The 18th fairway and associated playable rough as depicted on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, and VTTM 50666 mentioned above shall be set back a minimum of 150 feet from the bluff edge except at its southwesterly end where it shall be set back a minimum of 125 feet from the bluff edge. The 18th green and associated playable rough shall be set back a minimum of 125 feet from the bluff edge. All tee boxes for the 18th hole shall be set back a minimum of 200 feet from the bluff edge, except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 0.3 acre area located between the "Bluff Top Activity Corridor" on tract 50666 and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

b) No less than 1.9 acres in lot 38 golf course as shown on the map of tract 50666 last revised by RBF on July 17, 1995. The 17th fairway and green and associated playable rough, as depicted on the Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, and VTTM 50666 mentioned above shall be set back a minimum of 200 feet from the bluff edge. All tee boxes for the 17th hole shall be set back a minimum of 200 feet from the bluff edge, except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 1.9 acre area located between the "Bluff Top Activity Corridor" on tract 50666 (lot K) and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

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c) No less than 1.5 acres in lot 39 golf course in tract 50667 as shown on the map of tract 50667 last revised by RBF on July 17, 1995. The 13th fairway and associated playable rough, as depicted on the Exhibit A depicting setbacks for VTTM 50667 dated July 25, 1995, and VTTM 50667 mentioned above shall be set back a minimum of 150 feet from the bluff edge. The 13th green and associated playable rough shall be set back a minimum of 175 feet from the bluff edge. All tee boxes for the 13th hole shall be set back a minimum of 200 feet from the bluff edge except that one tee box may be placed closer than 200 feet but not closer than 100 feet from the bluff edge. The subject 1.5 acre area located between the "Bluff Top Activity Corridor", lot K, on tract 50667 and the inner line of this above-described setback shall be shown as an easement for habitat conservation and public access purposes on the Final Map. The subject setback area may be graded during the construction of the golf course but will be restored to coastal sage scrub at the conclusion of grading.

3) The applicant also proposed to amend the project description to:

Increase the passive park habitat preserve shown as lot I tract 50666 by no less than 0.2 acres to assure that the outer boundary of all active play areas (meaning here and throughout this permit, tee boxes. fairways, playable rough and greens) of the golf course westerly of Halfway Point Park shall be set back a minimum of 50 feet from the bluff edge (meaning here and throughout this permit the bluff edge as shown on Tentative Tract maps no 50666 and 50667 as conditionally approved by the Commission.) As a result of the elimination/relocation of the most seaward tee previously planned adjacent to Halfway Point Park as depicted on the map submitted with the application, all tees will be located landward of the access to the Torrance trail at Halfway Point Park.

This tee is also identified as being moved in the Commission's findings and in the amendment application for A-5-RPV-93-005A. The 0.2 acre strip of land at the southwestern rim of Halfway Point Park that was previously located between the park and the bluff edge shall now be incorporated into the above mentioned habitat restoration area, except for those portions identified as trails elsewhere in this permit. This land will be indicated on the final vesting tentative tract map for tract 50666 prior to issuance of the coastal development permit, and recorded as part of the tract approval.

DESCRIPTION OF THIRD AMENDMENT APPROVED FEBRUARY 1996 (A-5-RPV-93-005-A3): Third amendment incorporates two additional parcels totaling approximately 8.5 acres to be used for golf course purposes only.

DESCRIPTION OF FOURTH AMENDMENT REQUEST (A-5-RPV-93-005-A4): Amendment request to revise previously approved project to: 1) relocate two lots of Tract No. 50667 to end of Street C; 2) revise boundaries of open space Lots A, B, C, H and G; 3) convert split level building pads of Tract No. 50667 to level pads;

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4) revise golf course layout; 5) revise public access trail system to allow golf carts to use some trails, reroute a previously approved trail through the golf course, and in protected habitat areas allow seasonal closure of one trail and relocation of another trail as recommended by USFWS; 6) combine parallel trail easements into one easement for recording purposes; 7) construct a paved fire access road west of the Ocean Terrace condominiums; 8) revise the phasing requirements for the submittal of final grading and drainage plans; 9) change the location of permitted grading in the bluff top activity corridor for the 18th tee; and 10) incorporate the proposed changes into revised grading and site plans.

DESCRIPTION OF FIFTH AMENDMENT REQUEST. (A-5-RPV-93-005-A5) The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s). Except as explicitly changed below, the project description, terms and conditions of the permit will not change from the Commission's prior action as described conditioned and required in the attached Exhibit 1 and in the Commission's files:

1. Change **condition 3,** Trails, so that street identification of Trail 3(A)(10,) Forrestal Canyon Trail, would read: **extending from street** ~~D~~ ***E*** **..... connecting to streets** ~~B~~ ***C*** **and** ~~C~~ ***D*** to reflect change in numbering on map for VTTM tract 50666.

2. Change Temporary Erosion control **condition 10 (D)** to allow for a reduction in distance between Bluff Top Activity Corridor and temporary construction fence when grading has been approved to extend closer than 20 feet from edge of corridor or within corridor :

   D. The landscaping and erosion control plan shall identify the location of the temporary construction fence noted in the habitat enhancement plan. In addition to the fencing required in the Habitat Enhancement Plan, construction fencing shall be placed no less than 20 feet inland of the edge of Bluff Top Activity Corridors and dedicated Habitat Restoration Areas (Passive Parks) before the commencement of grading operations, ***except that in those two locations where grading has been approved within the Bluff Top Activity Corridor or where the toe of the approved grading is located less than twenty (20) feet landward of the Bluff Top Activity Corridor, the construction fence shall be placed at the seaward toe of the approved cut or fill slope. This does not authorize development within the Bluff Top Activity Corridor except the two incursions specifically permitted by the Commission in it second amendment to this permit.*** No drainage shall be directed over the bluff, no overspill, stockpiling, equipment storage, material storage or grading shall be conducted seaward of this fence. The fence shall include small animal escape holes if required by the Department of Fish and Game.

3. Change golf course **condition 19,** Deed Restriction 19 E to reflect the location of the La Rotonda restroom on the golf course lot instead of lot E, the parking lot, in the revised VTTM 50667

   E. OPERATIONS. The applicant and its successors in interest including but not limited to the golf course operator shall agree and covenant with the City of Rancho Palos Verdes to operate the parking lots at the end of Street A, the restrooms ***in the***

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vicinity of the west end of La Rotonda Drive, easily accessible from ~~on~~ lot E tract 50667 and the restrooms and patio area within the clubhouse as public facilities. The applicant, its agents, its lessees, and its successors in interest shall open these facilities to the public from dawn to dusk. No fee or validation shall be required for use of these facilities.

4. Change condition 22, regarding relationship of golf facilities to phasing program to reflect the location of the La Rotonda restroom on the golf course lot instead of lot E, the parking lot, in the revised VTTM 50667

C. **VTTM 50667 Parking Lot and Comfort Station.** Construction of the comfort station and the first 25 spaces of the parking lot *in the vicinity of the west end of La Rotonda Drive, easily accessible from* ~~on~~ lot E tract 50667 ~~at the end of La Rotonda Drive~~ shall begin immediately following rough grading for the golf course as noted in condition 4.B(1), as a second stage park. The remaining 25 spaces may be considered a Phase IV improvement. These second 25 spaces shall be completed before grading the residential lots on Tract 50666. These items shall be added to special condition 4.B.

5. Change Condition 7 **Deed Restrictions** language in the following way, to make clear that homeowners are responsible for fair and reasonable share of maintenance expenses whoever incurs them, but not required to personally conduct maintenance:

D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute ***each owner's fair and reasonable share of the costs of*** to the maintenance of the area, ***the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the areas*** and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit. ***Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets, parks or habitat areas.***

E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools, *including but not limited to the obligation to contribute each owner's fair and reasonable share of the costs of the maintenance of the drainage systems oil separators or other devices , the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the drainage systems oil separators or other devices and the right of the district/and or accepting agency to manage and maintain the drainage systems oil separators or other devices in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction imposes the obligation on a homeowner to personally clean the streets or drainage devices.*

I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. *Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets parks, habitat areas, or drainage systems.* Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to

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the Executive Director with evidence of such consistency prior to their execution.

SUMMARY OF SIXTH AMENDMENT REQUEST (A-5-RPV-93-005A6) The applicant proposes to resolve an issue concerning the lot lying between the westerly portion of the golf course and the bluff face, identified as Lot I Tract 50666, regarding the setback of development, including grading, from the physical edge of the bluff, as identified in the field. The applicant also requests technical and substantive changes to the water quality conditions (condition 11), changes in the phasing of the project to move the boundary between the first and second phase of the project, substitution of a more recent Public Access, Trails and Amenity Plan for the 1993 plan referred to in the conditions and changes to the language of the open space and trail dedications to allow for necessary construction of trail and habitat improvements and well as for ground water monitoring, bluff face hydraugers, and installation and maintenance of drainage and utility connections. A detailed description of this request is found on page 4 of the revised findings for A-5-RPV-93-005A6).

SUMMARY OF SEVENTH AMENDMENT REQUEST. The applicant requested changes in condition eight addressing revegetation plans to require submittal of approved detailed revegetation plans to the Commission according to a schedule approved by Fish and Game and the United States Fish and Wildlife Service and to add the two stage process of recording to condition 19, referring to the golf course. Secondly, the golf course deed restriction, that imposed a number of requirements on the golf course, including that the golf course and the clubhouse be public, and access to public restrooms and some golf course trails, described the golf course as an "easement area" instead of "golf course". The applicant suggests substituting "to restrict land" for "a conveyance of interest in real property" and "the golf course", a wider term, for "easement area."

Standard and Special Conditions, as amended, follow

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APPENDIX A

STANDARD CONDITIONS AND REVISED SPECIAL CONDITIONS

A-5-RPV-93-005 as amended through A7 (Palos Verdes Land Holdings/Zuckerman), with revisions recommended as a result of the Commission's approval of A-5-RPV-93-005A7 incorporated in the body of the report.

THE FOLLOWING NOTE IS ADOPTED AS PART OF THE COMMISSION'S RESOLUTION:

NOTE: A-5-RPV-93-005A6: With the exception of those special conditions specifically modified as indicated in Appendix A, all previously approved standard and special conditions found in Appendix A still apply to this development. The revisions proposed in this amendment request and recommended by the staff have been incorporated into Appendix A. Exhibits referred to in this document in plain type refer to (1) exhibits in A-5-RPV-93-005-A, or (2) the exhibits attached to the fourth amendment. Maps referred to in the second, third and fifth amendments are located in the Commission files. *Exhibits referred to in bold italic type refer to exhibits submitted with the sixth amendment* A-5-RPV-93-005A6.

Pursuant to the Commission's approval of the first amendment to Coastal Development Permit A-5-RPV-93-005 on January 12, 1995, and subsequent amendments A-5-RPV-93-005-A2, A-5-RPV-93-005-A3, A-5-RPV-93-005-A4, A-5-RPV-93-005-A5 and A-5-RPV-93-005-A6, the following special conditions shall apply to Coastal Development Permit A-5-RPV-93-005 upon written approval by the Executive Director of re-revised Tentative Tract and Parcel Maps that conform to the April 15, 1993 Commission action on A-5-RPV-93-005 as amended. These re-revised Tentative Tract and Parcel Maps must also have been approved by the City of Rancho Palos Verdes as required in special condition 1 of amended Coastal Development Permit A-5-RPV-93-005 before submittal to the Executive Director.

This set of revised special conditions incorporates the lot numbers which result from implementing A-5-RPV-93-005-A as revised by the applicant and conditionally approved by the Commission. A-5-RPV-93-005-A3 reduced the total number of market rate residential lots to 75. The addition of more lots would require an amendment to this permit.

This set of revised special conditions also incorporates the two changes to the special conditions which resulted from approval of the second amendment, A-5-RPV-93-005-A2. Please note the changes in the detailed project description that were approved by the Commission in the second amendment, A-5-RPV-93-005-A2 required recordation of easements before issuance of the permit.

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STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application (APRIL 15, 1993). Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.

6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

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SPECIAL CONDITIONS:

In order to conform with the certified City of Rancho Palos Verdes LCP and the Public Access and Recreation Policies of the California Coastal Act, applicant shall comply with the following conditions:

1. **OFFER TO DEDICATE IN FEE OPEN SPACE CORRIDORS FOR PARKS, PUBLIC ACCESS AND HABITAT ENHANCEMENT**

Prior to the issuance of the coastal development permit, the applicants as landowners shall execute and record document(s), in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to public agency(ies) or private association(s) approved by the Executive Director, the corridors noted on (roman numeral Revised Findings) Exhibit I, further explained in (Roman numeral Revised Findings) Exhibits II, III, IV, V and Exhibits 1, 5A, 48 and 49, for parks, public access, passive recreational use, habitat enhancement, trail, public parking and street purposes. The land shall be dedicated subject to the provisions outlined in the conditions below with respect to trail access, beach use, habitat restoration and habitat preservation. The dedicated areas shall include the following:

A. PARKS Land to be dedicated for purposes of public access, public recreation and parks as shown on Exhibit I:

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666:

Lot A, Palos Verdes Drive--West Vista Park, 1.5 acres
Lot H; Halfway Point Park, including all areas inland of the bluff edge trail described in 3.A(11) below, not less than: 5.1 acres

(2) LOT D VTTM 50666, Portuguese Bend Overlook and Fuel Modification Area, as shown in Exhibit 49, not less than: 1.0 acre

(3) Bluff Top Activity Corridor, Lot K Vesting Tentative Tract Map 50666 as shown in the Attached Exhibit I, (roman numeral one) generally described as southerly of lot 38 and being no less than 100 feet wide immediately adjacent to the bluff edge (bluff face is Lot G) extending from the easterly tract boundary with VTTM 50667 to the intersection with Lot F (Halfway Point Preserve Area), no less than 8.9 Acres

(4) The entirety of Palos Verdes Drive--East Vista Park, lot D within Vesting Tentative Tract

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Map 50667: 1.2 acres

(5) Bluff Top Activity Corridor Lot K, within Vesting Tentative Tract Map 50667 as shown in the attached Exhibit I (roman numeral, one) generally described as southerly of lot 38, being no less than 100 feet wide immediately adjacent the edge of bluff (bluff face is Lot I), no less than: 4.5 acres

All Lands dedicated for park purposes shall be open to the general public for recreation use. Halfway Point Park and the Palos Verdes Drive Vista Parks (described in 1.A(1), and 1.A(4)) shall be developed for active use; the lands described in 1.A(2), (3), and (5), (known as the Portuguese Bend View Park, the Bluff Top Activity Corridor West VTTM 50666, and the Bluff Top Activity Corridors East VTTM 50667) shall be developed with trails, benches, shade structures, interpretive signs and bikeways.

The lands described in 1.A(2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except: within the dedicated bicycle/pedestrian path, to the extent necessary to install and maintain utilities within drainage, utility and sewer, easements shown on ***Exhibit 5 (Map G)*** and hydrogen, and groundwater testing well easements shown on ***Exhibit 6 (Map K)*** of this Amendment 6, and within two areas, one area of not more than 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. The total combined disturbed area adjacent to the 18th tee and the 18th hole shall not exceed 0.43 acres and shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 prepared by RBF and dated July 25, 1995. The disturbed area shall be further reduced as modified by the map dated June 20, 1996 submitted by the applicant with amendment A4 and shown on Exhibit 9 attached to amendment A4.

The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the executed Habitat Conservation Plan (HCP). The offer to dedicate shall also provide that no development, other than development approved in this permit shall occur in the trail areas shown in Exhibits A and/or the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described below except that repair and maintenance of existing sewer lines, drainage structures,

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utilities, monitoring wells, and hydraugers shall be exempt pursuant to section 30610(d) and the regulations of the California Administrative Code Title 14 Section 13252.

B. PASSIVE PARK/HABITAT PRESERVES. Lands to be dedicated for purposes of habitat enhancement and passive recreation as shown on Exhibits I and III (roman numeral);

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666 excluding any trails identified in condition 3 of this permit:

Lot E, West Bluff Preserve, no less than 7 acres, generally as indicated on Exhibits 2, 3 and 4 except that no portion of lot E shall be closer than 100 feet from any subdivided lot.	7.0 acres
Lot F Halfway Point Preserve,	3.3 acres
Lot G the Bluff Face and Beach	24.4 acres

(2) Lot I Golf course Bluff Edge Habitat Setback within VTTM Tract 50666, described as a strip of land no less than 50 feet in width immediately adjacent to the edge of the bluff, southwesterly of the golf course, including the west side of Halfway Point, no less than: 1.2 acres

(3) The entirety of the following lots within Vesting Tentative Tract Map 50667, excluding any trails identified in Condition 3 of this permit:

Lot G East Bluff Preserve no less than	7.7 acres
Lot I Bluff Face and Beach no less than	10.1 acres

Public access to the lots dedicated for habitat preservation purposes above is limited to a) tours, inspections, and educational field trips managed by the Department of Fish and Game, or the Fish and Wildlife Service, or b) the trails shown in Exhibits A and the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97. All lots shall be revegetated with Coastal Sage Scrub and Coastal Bluff Scrub plants as listed in the finally executed Habitat Conservation Plan, in the manner required by the Department of Fish and Game and the United States Fish and Wildlife Service.

No grading, vegetation removal or other development may occur on lots dedicated for habitat preservation purposes except for the following: 1) trails, 2) fences approved in a coastal development permit, 3) hand removal of invasive plants, 4) installation of public utilities generally as shown on ***Exhibit***

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5 Map G, 5) the drilling of testing wells and hydraugers generally as shown on *Exhibit 6, Map K,* and 6) the sewer connections and drainage devices approved in this permit shall occur in these areas. The beach portion, the southern lot line to 20 feet above mean sea level, of Lot G, VTTM 50666 and Lot I, VTTM 50667 shall be open for public recreational use.

C. MULTI-USE COMMON OPEN SPACE. Lands offered to be dedicated for habitat, managed fire break, flood control purposes except for trail areas offered to be dedicated in condition 3 below:

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666:
Lot B, Forrestal Draw and Portuguese Bend Club connector
Lot C managed fire break

(2) The entirety of the following lots within Vesting Tentative Tract Map 50667:
Lots A, B, C, for open space, drainage and slope hazards
Lot H east end for managed fire break

Public access in the Multi-use Common Open Space areas is limited to the trails shown in Exhibits A and II. Planting and fuel modification shall occur only as indicated in a final approved planting and fuel modification plan required by special condition 10. Areas unavoidably disturbed for drainage devices shall be revegetated such that plants are two feet high in two years from the date of completion of rough grading.

D. STREETS, ROADS AND PUBLIC PARKING AREAS. Lands offered to be dedicated for public access purposes.

All streets, roads and public parking areas identified in the Tentative Tract maps 50666 and 50667, including the two public parking lots at the end of Street A, VTTM 50666, as a new lot in tract 50666 and Lot E VTTM 50667, and noted on Exhibits 1, 9 and 46 and B. The dedication shall be for public street and public street parking purposes. No gates, gate houses or other entry control may constructed on the public streets. The two public parking lots at the end of Street A VTTM 50666 and Lot E VTTM 50667 may be entry gated as long as exit is possible after the lot its closed. Such lots shall remain open from dawn to dusk as described in condition 19 below.

The following applies to items A, B, C and D above. All documents shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property.

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Streets and trails within the dedicated areas shall be generally as noted on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 (previously noted as Exhibits A, B, 1, II, and 48, 49 and 5A), and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea. In the event that coastal erosion, landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicant shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted.

All documents shall be recorded free of prior liens and any other encumbrances which may affect said interest. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1) are underground and 2) do not in the reasonable judgment of the Executive Director materially and adversely effect the purpose of this condition one as set forth above and 3) are generally as indicated on ***Exhibit 5, Map G*** or are in compliance with condition 11.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of relevant portions of this condition one set forth above, 1) to enter the property, 2) to construct and maintain revegetation areas, 3) to construct temporary construction fences and construction access, 4) to construct, install and maintain benches, water fountains, trails, fences, a bridge, turnarounds, signage, staging areas, low barriers, stairs, view overlooks and other public improvements including without limitation those improvements described in this condition one, in the project description, in conditions three and four below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 and in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 and (5) to perform erosion control. Additionally, the developer shall have the right to construct and use monitoring wells as recommended by the City geologist provided that the construction and location of such wells in the reasonable judgment of the Executive Director do not materially and adversely effect the purpose of this condition one as set forth above.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached ***Exhibits 28 (E fee offers)***, and ***30 (E-trails)***, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction

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with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and dedicated lands.

2. OFFERS TO DEDICATE EASEMENTS PROTECTING OFF-SITE HABITAT ENHANCEMENT CORRIDORS PROPOSED BY THE APPLICANTS

A. OFFER OF EASEMENT OVER RANCHO PALOS VERDES CITY PROPERTY

Prior to issuance of the Coastal Development Permit, the applicants shall provide evidence in a form and content acceptable to the Executive Director, that the City of Rancho Palos Verdes has executed irrevocable offers to dedicate to a public agency or private association acceptable to the Executive Director, an easement for habitat restoration, habitat maintenance, open space, view preservation and habitat protection over the entirety of the property known as the "Switchback", otherwise described as Lots 25 and 26 of Tract 32574, consisting of 46.15 and 48.35 acres, respectively.

The area subject to the easement shall be generally as indicated in Exhibits III, 3, 7 and 10, but excluding any area located within 100 feet of any existing or proposed residential development or within 10 feet of any road.

The easement shall:

(1) Permit the applicant, its agents, and/or the accepting agency to enter the property, create and maintain habitat, revegetate portions of the area, and fence the revegetated area in order to protect coastal sage scrub habitat.

(2) Restrict all development, vegetation clearance, fuel modification and grading within the Environmentally Sensitive Habitat open space easement except for six-foot chain link or "three bare wire"

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fences specifically proposed in the applicant's habitat enhancement plan.

(3) Permit the Coastal Commission staff to enter and inspect for purposes of determining compliance with this permit.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibit, complying to the satisfaction of the Executive Director with Exhibits III, 3, 7, and 10 of the Commission's adopted resolution, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of the final subdivision map for the project, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, and/or the Secretary of the Interior, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. OFFER OF EASEMENT OVER LOS ANGELES COUNTY SHORELINE PARK PROPERTY

Prior to issuance of the Coastal Development Permit, the applicants shall provide evidence that co-applicant County of Los Angeles, as landowner of Shoreline Park, has executed and recorded a document, in a form and content acceptable to the Executive Director, which irrevocably offers to dedicate to a public agency or private association acceptable to the Executive Director, an easement for habitat restoration, habitat protection, open space and view preservation over no fewer than 20 (twenty) acres of its land within Shoreline Park.

The area subject to the easement shall be generally as indicated in Exhibits III, 3, 6 and 10, but excluding areas located within 100 feet of any existing or proposed residential development or within 10 feet of any road, or within 10 feet of the existing Twenty-fifth street La Rotonda

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Connector Trail or the Twenty-fifth street/bluff connector as shown in Exhibits II, III, IV, 45 and 46.

The easement shall:

(1) Permit the applicant, its agents, and any accepting agency to enter the property, create and maintain habitat, and revegetate portions of the area, and fence the revegetated area in order to protect coastal sage scrub habitat, consistent with the conditions of this permit.

(2) Permit the applicant to construct, fence and improve trail connectors between La Rotonda Drive and the project trails and between 25th Street/Palos Verdes Drive West, the bluff edge and the project trails, as need to replace any trails interrupted by the revegetation. Specifically the connector between 25th street and the Shoreline Park fire road shall be improved by the applicant consistent with Los Angeles County Department of Parks and Recreation standards.

(3) Permit the Coastal Commission staff to enter and inspect for purposes of determining compliance with this permit.

(4) Restrict all development, fuel modification, vegetation clearance and grading within the Environmentally Sensitive Habitat open space easement except for trails protected in this permit, and the six-foot chain link or "three bare wire" fences specifically proposed in the applicant's habitat enhancement plan.

(5) Protect the Beach access trail noted as beach access trail number one in Exhibits III, V, 45, and as visible in Exhibit 51.

(6) Protect the existing public access from 25th street through center of property to bluff edge, by construction of a new trail through the fire break between the revegetation area and the eastern boundary, connecting to the Shoreline Park fire road and thence to the bluff edge. (See Exhibits 51 and III)

(7) Protect and enhance the existing trail along the easterly boundary of the applicant's property tract 50667 and the westerly park boundary including portions that are located on County property. Said trail connects with bluff edge trail and the sewer line trail.

(8) Protect safe access to and along bluff on Los Angeles County property from conjunction of Trails 3.B.6, 3.B.7, and 3.B.9, the Bluff Top Activity Corridor Trails and the Property line/25th street connector

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on Tract 50667, except that portions of this trail may be closed during the Gnatcatcher nesting season if the United States Fish and Wildlife Service orders such a seasonal closure in writing in order to protect habitat. Signs indicating alternate routes and the reasons for the closure shall be posted at the entrances to the alternate routes.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibit, complying to the satisfaction of the Executive Director with Exhibits, II, III, IV, 45 and 46 of the Commission's adopted resolution, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of the final subdivision map for the project, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall be recorded free of prior liens and encumbrances which may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, and/or the Secretary of the Interior, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

3. OFFER TO DEDICATE TRAIL EASEMENTS

Prior to the issuance of the coastal development permit, the landowner shall execute and record a document, in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for public pedestrian and, where noted, bicycle access and passive recreational use of the corridors described below, but excluding from the offer any portion of a trail within any park area that has already been offered to be dedicated in condition 1A. The easement areas offered to be dedicated shall
include all portions of the following trails noted on Exhibits A, II and 5b and not already within a park area offered to be dedicated in Condition 1A and found on Exhibit I. Parallel trails may be described in one easement. However, in combined adjacent trail dedications, the tread widths of the trails shall not be diminished, the trail separation shall be no less than three (3) feet in width and no less than two feet of landscaped buffer shall be located in the easement, between the trail and any other use. Trail segments combined with golf cart paths are identified in Exhibit 10. In these segments, the proposed dedication shall include the entire width of

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the proposed golf cart path, and signs, benches, pull-outs and pavement treatment shall give clear indication that the public trail is located on the path.

Prior to recording the easement, the precise location of all trails shall be verified in the field by all interested parties, including parties to court settlements and the United States Fish and Wildlife Service in order to verify that the trail is routed to avoid significant grading, to avoid cliff edge locations where cracks or undermining have occurred, or and to avoid routes where clearance of identifiable habitat, including but not limited to stands of *Opuntia littoralis*, *Dudleya virens* or *Artemesia californica* is necessary in order to survey or construct the trail. Significant relocation of the trail outside the corridor described in the trail description below, deletion or seasonal closure of a trail will require an amendment as noted in condition 8 below.

A. The following access corridors located within Vesting Tentative Tract Map 50666:

(1) Palos Verdes Drive on-Street Bicycle Lane. Class II, high speed bicycle lane on both sides of widened Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of the tract.

(2) Palos Verdes Drive Off-Road Bicycle Trail. Class I, eight foot-wide off-road bicycle path in twelve foot wide corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50666.

(3) Palos Verdes Drive South Off-Road Jogging Trail. Class I, four foot wide soft-footed pedestrian trail in an eight foot corridor along South side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50666.

(4) West End Bicycle Route. Class I, eight foot wide off road bicycle path in twelve foot wide corridor, extending, as mapped, around periphery of residential development from Palos Verdes Drive and the northwest property line, inland of habitat preserve, to Halfway Point Park, extending across the north side of Halfway Point Park to connect with the Bluff Top Corridor Bicycle and Jogging Trail described in 3.A(12). This trail shall cross Forrestal Canyon via a bridge constructed by the applicant and dedicated for that purpose. Portions of this trail located in Halfway Point Park, as shown on Exhibit 10 may be combined with the golf cart path.

(5) West end Jogging Trail. Class I, four foot wide soft footed pedestrian trail in a six foot wide corridor, extending, as mapped, around

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periphery of residential development from Palos Verdes Drive and the northwest property line, to Portuguese Bend Overlook. At the dedicated overlook, the trail connects with handicapped trail number 3.A(16) which is routed inland of the habitat preserve, connecting to Halfway Point Park

(6) Torrance Trail, Beach Access Trail Five (5), State Park standard, four foot wide stabilized, soft-footed pedestrian trail and steps to Beach, Gun Emplacement/Torrance Trail, from the west side of the neck of Halfway Point trending through Lot G, west by north west down the bluff, and then via switch backs to the beach, in a location and manner approved by the Department of Fish and Game (Exhibit 48 and 50) (Trail 2 Exhibit A).

(7) San Pedro Trail Beach Access trail three (3), Four foot wide, State Park standard, stabilized soft-footed, beach access trail (E-N') known as the San Pedro trail, from Halfway Point, around the northern edge of the Gnatcatcher preserve through lot G to the Beach. The San Pedro trail shall include railings at potentially dangerous locations, passing areas, and rest stops to facilitate use by physically challenged individuals. (Trail 4 Exhibit A)

(8) Street A, Palos Verdes Drive to Halfway Point bicycle trail. Class I, eight foot wide off road bicycle path in twelve foot wide corridor along eastern side of relocated Paseo del Mar, (known as Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to Halfway Point Park.

(9) Street A, Palos Verdes Drive to Halfway Point paved sidewalk. Class I, four foot wide pedestrian trail in eight foot wide corridor along eastern side of relocated Paseo del Mar, (known as Street A, "J" road) from intersection of Paseo del Mar and Palos Verdes Drive South to Halfway Point Park.

(10) Forrestal Canyon overlook. Fifteen foot wide all weather fire trail with foot and bicycle access extending from the end of Street E, parallel to the west side of Forrestal Draw connecting with Streets C and D via three foot side pedestrian paths and terminating at Trail 3.A(4).

(11) Bluff-Top Corridor Bluff edge pedestrian trail, a two foot wide soft-footed pedestrian trail generally following the present unimproved eighteen inch trail along the bluff edge in Tract 50666, extending from the upper terminus of the Torrance trail, thence around the periphery of Halfway Point, outside of Halfway Point Park, connecting to the upper terminus of the San Pedro trail along the top edge of the bluff. Adjacent

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to the park, the trail shall be generally located inland of and parallel to the 147 foot contour line as shown in Exhibit 7. From the easterly boundary of the publicly dedicated Halfway Point Park, the trail shall be routed generally along the edge of the bluff to the tract boundary on the east, connecting with the bluff edge trail in tract 50667 described in 3B(7) below. In no case will the trail be routed where grading is required, or where cracks or undermining have occurred. On Halfway Point, no portion of the trail shall be located below the 145 foot contour line as shown on the maps dated June 24, 1994.

(12) Bluff Top Activity Corridor Bicycle and Jogging Trail. Class I, eight foot wide pedestrian/bicycle trail in a twelve foot corridor within the 100 foot minimum bluff top corridor, This trail begins at the end of trail 3.A.12 above in the Northeasterly corner of Halfway Point Park, and extends north to the western end of La Rotonda Drive.

(13) Sewer easement trail Class I, eight foot pedestrian/golf cart/sewer maintenance truck trail in a twelve foot corridor located generally as shown in Exhibit A, generally along the route of landslide scarp C from Halfway Point/J road ocean-ward to the Bluff edge trail generally in the center of lot 38. (See attached Exhibit B). The upper portion of the loop trail (north of golf course hole number 18) located on the top of the slide scarp may be used by golf carts and maintenance vehicles. The lower portions of the trail located south of the golf hole and not used by golf carts may be improved with a four foot wide soft footed tread. Said trail shall be signed and shall be open and available for use by the general public during day-light hours.

(14) West Bluff Beach Access (trail 4 (four)) Being a two foot wide soft-footed pedestrian trail extending from the West End jogging and handicapped access trail described in item 3.A(5), above, and 3.A(15) the bluff edge nature trail in the West Bluff Preserve. Said trail shall connect the West End jogging trail to the bluff edge, generally in the area located directly east of the West Bluff Passive Park and Preserve area, Lot E, within the western edge of the golf course and descending to the beach across lot G. The bluff top portions of said trail may be combined with the golf cart trail in a similar location as long as signage and hardscape treatment, amenities and other design features clearly indicate the public's right to access the bluff edge and beach via this trail and the dedication grants the public the right to use the entire width of the applicable portion of the golf cart path. The trail is to be designed in conjunction with the Department of Fish and Game, with staging areas, information signage restriction, docents and other methods to protect vegetation. (Trail 1, Exhibit A.)

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(15) West Bluff Passive Park Nature Trail. Being a two foot wide, fenced, soft-footed pedestrian trail as shown in Exhibit B and II extending from the Portuguese Bend Overlook (described in 1.A.2 above) to the upper edge of slide scarp A. From there, the trail splits into two branches. The first branch, which shall not be improved and shall only be opened if the United States Fish and Wildlife service determines that the effort to conserve habitat on the site has not succeeded, leads down the scarp face to the bluff top and then along the bluff top to Mariposa Lily Point. The second branch, which shall be opened in the first stage of restoration, follows the upper edge of the scarp of landslide A, proceeding along the scarp, connecting with the Beach access trail described in condition 3.A(14) above. Said trail is to be designed in conjunction with the Department of Fish and Game, with low barriers parallel to the trail, staging areas, information signage, and other methods to protect vegetation.

(16) Halfway Point Handicapped Loop Trail. Being a nine (9) foot wide pedestrian and handicapped accessible trail with a minimum tread width of (5) feet an easy level of difficulty. The trail shall begin at the terminus of Street "A" (J road or Paseo del Mar extension). From the terminus of Street "A", the trail shall follow the easterly side of the parking lot, entering Halfway Point Park on the northeasterly corner. From there, the trail shall be constructed within the park, along the park boundary at approximately the 151 foot contour line and then around the entire park periphery connecting with the two walkways leading to the Clubhouse Building. The trail shall proceed on the walkways south of the Clubhouse building and south of the westerly parking lot, then north of golf course lot 38 and across lot B, crossing Forrestal Draw via a bridge installed by the applicant. From the bridge, the trail shall extend along the northern edge of golf course lot 38 then along the northern edge of lot E, the West Bluff Preserve, within lot C. The trail shall connect to trails 3.A.4 and 3.A.5 at the Portuguese Bend overlook improved overlook area and handicapped turn around including no fewer than three benches and three trees and handicapped turn around and with the pedestrian trails required in conditions 3.A(5), 3.A.(10), 3.A(9), 3.A.(15) and 3.A(17).

(17) Clubhouse connector trails, being the foot trails and sidewalks shown on Exhibit 8 of permit amendment A-5-RPV-93-005A, connecting Halfway Point Park with two public parking lots located at the terminus of Street "A" including all paths or walks necessary for access to the public facilities proposed within the clubhouse.

B. The following access Corridors located within Vesting Tentative Tract Map 50667:

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(1) Palos Verdes Drive South on-Street Bicycle Lane Class II, high speed bicycle lane on both sides of widened Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of the tract. (L6-92 117).

(2) La Rotonda Drive On-Street Bicycle Lane Class II, high speed bicycle lane on both sides of La Rotonda Drive connecting with trail 3.A(12) above through the parking lot and connecting with Palos Verdes Drive South.

(3) Palos Verdes Drive South Off-Road Bicycle Trail. Class I, eight foot wide off road bicycle path in twelve foot wide corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50667.

(4) Palos Verdes Drive South Off-Road Jogging Trail. Class I, four foot wide pedestrian trail in eight foot corridor along south side of Palos Verdes Drive South, along all portions of Palos Verdes Drive South located within the boundaries of VTTM 50667.

(5) Palos Verdes Drive south Overlook-La Rotonda parking lot connector. Four foot wide pedestrian stairway and switchback trail as shown in Exhibit 10, linking viewing overlooks located on Palos Verdes Drive South west of lot 35, VTTM 50667, through VTTM 50667 to La Rotonda trail head, road/trail interface. Any stairs necessary shall be constructed by the applicant according to applicable City and State Park standards. Portions of this trail may be combined with a golf cart path.

(6) La Rotonda knoll edge trail to La Rotonda Point and bluff edge. La Rotonda Drive to La Rotonda Point, four foot wide soft footed pedestrian trail within a six foot wide corridor from Palos Verdes Drive South within Lots A, and H, then following lot H in switch backs through lots H and 39 to La Rotonda Overlook, connecting with bluff edge pedestrian trail 3.B(7), as shown on Exhibits B and 6.

(7) Bluff top Corridor Bluff edge pedestrian trail, two foot wide, soft-footed pedestrian trail within a four foot right of way located on the bluff edge from the western tract boundary to the Shoreline Park property line, extending slightly inland at lot G, and veering downslope back to the bluff edge Said trail shall connect with the trails described in 3.B(6), 3.B(8) and 3B(9). In no case will the trail be routed where with a cut or fill greater than one foot of grading is required, or where cracks or undermining have occurred. Portions of this trail east of the connector to trail 3.B (9) below may be subject to seasonal closures at the request of

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the United States fish and Wildlife service. In that case, signage, indicating the reasons for closure and alternate beach access routes, shall be posted at each end of the closed trail by the applicant or its successor in interest.

(8) La Rotonda Point beach access, two foot wide soft-footed trail extending from the bluff edge trail west of La Rotonda Point and descending to the beach across lot I as shown in February 5, 1993 Access Amenities Plan, and Exhibits II and III. (Beach access trail 4 on Exhibit A)

(9) Bluff edge/Knoll shoulder/Twenty fifth street cut-off trail, Existing trail connecting bluff top corridor as shown in Exhibits II, III and 42 generally along Shoreline Park/ VTTM 50667 property line following existing trail along shoulder of knoll to the existing fire road located in Shoreline Park that connects Twenty-fifth Street to the bluff edge (Beach Access Corridor 1, Exhibit IV). Dedication applies to those portions of existing trail that are located within tract 50667.

The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Trails within the easements shall be generally as noted on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea.

The offer to dedicate shall also provide that no development, other than: 1) the construction of trails approved in this permit, 2) fences approved in a coastal development permit, 3) vegetation removal except hand removal of invasive plants, 4) installation of public utilities generally as shown on ***Exhibit 5, Map G***, 5) the drilling of testing wells and hydraugers generally as shown on ***Exhibit 6, Map K*** and as recommended by the City geologist, as long as such construction, in the reasonable judgment of the Executive Director, does not materially and adversely affect the purposes of this condition three as set forth above, and 6) installation of the sewer connections and drainage devices approved in this permit and other development approved in this permit, shall occur in the trail areas required in this permit and/or shown on the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described in this Condition 3 except for repair and maintenance of utility connections as authorized in section 30610(d) of the Coastal Act as further described in Section 13253 of the California Code of Regulations.

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In the event that coastal erosion, landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicants or their successors in interest shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted.

The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and describe the easement areas identified above in metes and bounds. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1) are underground and 2) do not materially and adversely affect the purpose of this condition three as set forth above and 3) are as generally described on ***Exhibit 5, Map G***, and ***Exhibit 31 map F***, if such easement has been granted prior to recordation of the documents.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of the relevant portions of this condition three set forth above 1) to enter the property, 2) to carry out revegetation activities and maintain the areas as described in the HCP and conditions 4 and 8 of this permit, 3) to construct and maintain required trail improvements including without limitation trails described in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, in the project description, in condition one and in condition 4 below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 including without limitation: trails, a bridge, a railing, signage, interpretive information, staging areas, low barriers and stairs and other public improvements and 4) to perform erosion control. Additionally the developer shall have the right to drill and use monitoring wells as recommended by the City geologist as long as such construction, in the reasonable judgment of the Executive Director, does not materially and adversely affect the purposes of this condition three as set forth above.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached ***Exhibit 30, (Exhibit E Trail easement offers)***, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to

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occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

4. ACCESS SUPPORT AND IMPROVEMENTS

Prior to issuance of the coastal development permit, the applicant shall agree in writing to construct the following public access improvements for park and trail purposes. Improvements shall be as described in this condition, the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 and/or *Exhibits 26 and 27* of this amendment A6 except that the locations and the development standards of trails shall be as established by Condition 3 of this permit. Pursuant to this requirement, the applicant shall provide detailed plans of these improvements by February 1, 1998 but in no event no later than 30 days prior to the commencement of fine grading for the golf course. The plans shall be accompanied by a schedule of completion for the review and approval of the Executive Director in consultation with any accepting agency. Any proposed changes to the approved plans shall be reported to the Executive Director. Any changes that the Executive Director determines to be substantial, including those which unreasonably interrupt or degrade views of the ocean, the bluffs or the beach from public areas or unduly restrict passive recreational use of dedicated areas shall require an amendment to this permit.

The first stage shall be completed to the satisfaction of the Executive Director in consultation with any accepting agency prior to closing off any existing trails. The second stage shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf course for play. The third stage shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to final grading of individual residential lots.

A. First stage. The following shall be completed before any fencing contemplated in the executed Habitat Conservation Plan is installed (HCP Phase II): trail improvements, interpretive signs and trail fencing shall be installed and open before any fencing for habitat restoration or other facets of the project interferes with public access which may exist on the property. The following trails must be provided but may be confined within fenced corridors to prevent individuals from damaging

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restoration areas. The trail surfaces may be left temporarily as unimproved trails, but shall be improved to the standards of the trail improvement plan prior to the commencement of play on the golf course. Said trails shall include: Trails noted in Conditions 3 A(5), A(6), A(7), A(9), A(11), A(15) slide scarp portion branch two); also in Conditions 3 B(5), B(6), B(7), B(8), and B(9).

B. Second Stage. Park improvements and second stage trail improvements completed as part of Phase III construction.

The applicant shall submit construction drawings for the review and approval of the Executive Director of the following park and trail improvements by February 1, 1998, but in no event no later than 30 days prior to the commencement of fine grading for the golf course. Installation shall commence immediately following rough grading operations for the golf course, and shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the opening of the golf course for play.

2. Park improvements second stage:

a) Halfway Point Park, as shown on the materials submitted with amendment 1 (A-5-RPV-93-005A of this permit, sheet 3 and 3a of the Public Amenities and Coastal Access program as revised, 1997 with additional public seating and tables in locations approved by the City of Rancho Palos Verdes, as shown on Exhibits 26 and 27 of amendment A6 including the 45 car, parking lot east of the park, "J Road", picnic area, public parking along Paseo del Mar;

b) "J" road, street A, as far as Halfway Point Park, including public parking areas on J road.

c) No fewer than six view overlooks including 3 within the bluff top corridor as shown on the Public Access Amenity Plan of 1996 updated 1997 between Halfway Point Park and the East Bluff Preserve. All overlooks shall include seating but shall not require the grading or construction of pads or the use of heavy equipment for construction.

d) Habitat and Golf course safety fencing as approved according to conditions 6 and 7, below.

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e) Temporary bridge over Forrestal Draw, as approved by the resources agencies serving trail 3(A)5.

f) Parking lot for 25 cars and comfort station on lot E VTTM 50667.

g) In Portuguese Bend Overlook improvements, that is the overlook adjacent to West Bluff preserve in fuel management area adjacent to property line, benches, no fewer than three trees or other shade and a turnaround,

h) Completion of East Vista Park complete with water fountain, benches, signage, and recreation facilities designed to accommodate a comparable number of visitors as are provided in parks of comparable size elsewhere in the City or operated by adjacent jurisdictions.

2) Trail improvements second stage:

Trails required in Conditions 3 A(1), A(2), A(3), A(8), A(12), A(13) and A (16) and A (17) within Halfway Point Park and 3 B(1), B(2), B(3), and B(4).

C. Third Stage. Before the applicant may begin grading of the residential lots of Tract 50666, the applicant shall submit for the review and approval of the Executive Director, working drawings for the following park and trail improvements. Installation of these improvements shall commence at the same time as the commencement of residential grading for Tract 50666, and shall be completed to the satisfaction of the Executive Director in consultation with the accepting agency prior to the finish grading of any individual residential lots.

1) Park improvements third stage.

a) View Overlook on Paseo del Mar at the head of Forrestal Canyon.

b) Completion of "J" road parking area, located to the west of the golf clubhouse.

c) Completion of West Vista Park complete with water fountain, benches, picnic tables, signage, and recreation facilities designed to accommodate a comparable number of visitors as are provided in parks of comparable size elsewhere in the City or operated by

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adjacent jurisdictions.

d) Final 25 parking spaces in lot E VTTM 50667.

e) First phase of, 27,000 square foot clubhouse, which shall include restrooms and associated public-serving facilities.

f) All remaining trails, amenities, and facilities outlined in the Public Access and Amenities Plan of February 5, 1993 as modified by the conditions of this permit, the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, or otherwise required in the conditions above.

(2) Trails improvements third stage:

a) identified in Conditions 3 A(4), A(10), A(14), the permanent bridge over Forrestal draw, and A (17) west of the bridge.

Trail improvements shall be carried out in accordance with a detailed trail improvement plan approved by the Executive Director, in substantial conformance with the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97 as modified by the conditions of this permit. If there are any discrepancies between the trail plan and the requirements of the adopted conditions, the requirements of the conditions shall control. Said plan shall include a) designated parking, b) interpretive signs, c) fencing of habitat and construction areas, d) erosion control and footpath control plantings (such as cactus adjacent to sensitive areas), e) steps, where necessary.

5. FENCES, SAFETY NETS AND BOUNDARIES.

Prior to issuance of the permit the applicant shall provide complete plans showing the location of all fences, nets, safety devices and boundary treatments for the review and approval of the Executive Director. Said plans shall have received prior review and approval by the City of Rancho Palos Verdes, the California Department of Fish and Game and the United States Fish and Wildlife Service. Such fences and nets shall be as generally indicated on Exhibit VI or in the applicant's letter of January 14, 1997. The location, design and height of all fences, nets, and hedges shall be shown, and, in the event of vegetative boundaries, the materials shall be specified. The plans shall also have received review and comment from the golf course operator and its insurance or safety consultant.

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The following boundary treatments fences may be approved by the Executive Director in the following locations, providing that they do not block or diminish access and recreation as required in conditions 1-4 above:

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A. Within recreation areas, adjacent to steep slopes, adjacent to golf course roughs:

(1) Coastal prickly pear (Opuntia littoralis) or coastal cholla (Opuntia prolifera) barriers.

(2) split rail fences 40 inches in height or less, with plastic coated chain link in the lower 18-20 inches.

(3) three wire barbless wire fences.

B. During construction, areas in which grading will occur shall be fenced with:

(1) six foot high chain link construction fences, with wildlife escape holes as may be required by the Department of Fish and Game.

C. Approved revegetation areas:

(1) six foot high black or green covered plastic chain link fencing provided such fences do not include footings on the face or edge of the coastal bluff.

(2) three-wire barbless wire fences.

All changes to the approved plans shall be reported to the Executive Director. Any changes the Executive Director determines to be substantial, including those listed below, shall require an amendment to this permit:

(1) Wrought iron or wire cages surrounding trails.
(2) Any netting or wire link fences with holes smaller than commercial chain link.
(3) Any fence over six feet in height.
(4) Any fence that would arch over the heads of pedestrians on an approved pedestrian path.

The Executive Director shall not accept an amendment request for which the design, materials and location of the proposed barrier is inconsistent with the public access, view and habitat requirements of this permit. 00 1613039

6. ACCESS AND HABITAT MANAGEMENT AND MAINTENANCE

Prior to issuance of the coastal development permit the applicants shall provide for the review and approval by the Coastal Commission an access and habitat management and maintenance program:

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A. Funding Program. The program shall include a long term funding program which will provide for the actual cost of both:

(1) park maintenance and periodic repair and replacement of landscaping, restrooms, trails, fences and benches and other facilities; and,

(2) on-going habitat protection and restoration including a) on-site supervision of trail and habitat areas by resident Qualified Naturalist, operation of interpretive signs and displays, facility, funding of public outreach programs, including youth education and docent program, and b) maintenance of drainage systems, oil separators and other devices required to protect habitat in nearby ocean waters and tide pools.

B. Maintenance. The program shall include the legal authority and other provisions to maintain all habitat and public access areas to the standards required in this coastal development permit, and to maintain all drainage and water quality protection systems proposed by the applicant to protect the habitat of ocean waters and tide pools.

7. DEED RESTRICTIONS.

Prior to issuance of the coastal development permit, the applicant shall record a deed restriction, subject to the review and approval of the Executive Director that shall apply to lots 1-31 VTTM 50666, Lots 1-37 Vesting Tentative Tract Map 50667, and all parcels created by Parcel Map numbers 20970 and 23004. The deed restriction shall be recorded on each lot created in the above tract and parcel maps when such lots are recorded. The deed restriction shall provide:

A. The obligation to complete the habitat, trail and park improvements prior to final grading of individual lots.

B. The requirements for habitat and public access required in conditions of this coastal development permit.

C. Notice of the public's right to park on and pass through the streets of this subdivision.

D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute to the maintenance of the area, and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit.

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E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools.

F. A restriction on the use of invasive, non-native plants, as listed below in the landscaping condition 10. A list of such plants approved by the on-site habitat manager, shall be provided for the review and approval of the Executive Director prior to recording.

G. A further restriction indicating that no development, other than development approved in this permit shall occur in the park areas indicated in condition 1A and the trail areas shown in Exhibits II, 42 and 43 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined Section 30610 of the Coastal Act shall apply to the trails described above.

H. A restriction on lots 38 of VTTM 50666 and Lot 39 of VTTM 50667, describing a public access program for the improved golf cart paths. Said trails shall be signed and identified as public and shall be open and available for pedestrian use by the general public during non-golfing daylight hours.

I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The documents shall be recorded free of prior liens or other encumbrances. The restrictions shall run with the land in favor of the People of the State of California, binding all successors and assigns. The recorded document shall include legal descriptions of the applicant(s) entire parcel(s), the easement area(s), and the legal lots subject to these obligations.

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8. CONFORMANCE WITH THE REQUIREMENTS OF THE RESOURCE AGENCIES WITH RESPECT TO THREATENED, RARE OR ENDANGERED SPECIES.

A. Documentation. Prior to issuance of the coastal development permit, the applicant shall provide fully executed agreements with the Department of Fish and Game and the United States Army Corps of Engineers and the United States Fish and Wildlife Service addressing each party's responsibilities with respect to preservation of habitat and streams.

Pursuant to this condition the applicant shall provide true and accurate copies of: 1) all agreements between the applicants and the above noted public agencies and the landowners of the off-site mitigation areas, 2) a detailed schedule that has been approved by the United States Fish and Wildlife Service and the California Department of Fish and Game and that identifies when the revegetation plans required by the Habitat Conservation Plan (HCP) will be completed and implemented ("revegetation schedule"), 3) any and all proposed restrictions on public access, 4) all evidentiary material which the applicant or the agencies relied on to come to their conclusions, 5) a grading plan consistent with the Habitat Conservation Plan, and 6) an agreement in writing to complete and implement all revegetation plans consistent with the approved revegetation schedule and the phasing program listed in subsection D below;

B. Inconsistencies and changes. Any change, refinement or inconsistency between the final contracts and executed agreements and the Habitat Enhancement Plan as approved by the Commission will require an amendment to this permit. The Executive Director shall not accept any amendment request including reduction of public access and recreation mandated by the resource agencies in the areas identified for public use in this permit without the provision of equivalent additional access and recreation elsewhere on the property.

C. Execution. The applicant shall provide the Executive Director with required revegetation plans at the time identified in the approved revegetation schedule. Each revegetation plan submitted for the review and approval of the Executive Director must have been approved by the U. S. Fish and Wildlife Service and the California Department of Fish and Game. All revegetation plans must be submitted to the Executive Director before the golf course opens for play. All habitat areas shall conform to the standards contained in the executed HCP and the detailed revegetation plans.

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D. Schedule

(1) Phase I. For a period of no less than one year prior to the commencement of grading the applicants shall collect seeds and cuttings from the project area to support the revegetation program.

(2) Phase II. At the commencement of revegetation, the applicant shall provide alternate trail access as noted in stage one of condition 4, above, fence the areas to be revegetated, prepare the site, and install the initial plants. The applicant shall create coastal sage scrub habitat, using as far as possible, plants native to the area.

(3) Phase III. When the Executive Director verifies that revegetation has begun and the Department of Fish and Game and or the United States Fish and Wildlife Service releases the applicant for the golf course grading, consistent with the approved final Habitat Conservation Plan, (HCP) the applicant may begin grading the golf course (lots 38 and 39), Halfway Point Park and the J road. The applicant may rough grade and stockpile on the clubhouse and clubhouse parking areas, and the westernmost tier of lots of tract 50666. No finish grading of residential lots may occur. Applicant may also begin constructing the second stage of trail and access improvements, and the lots on VTTM 50667.

At the completion of grading of the golf course, the applicant shall complete installation of the park improvements noted above as stage 2 in condition 4. No grading may occur in the next phase of development (Phase IV), until the Executive Director certifies completion of the park improvements, and that inspection and acceptance of all habitat areas by the resource protection agencies has occurred as noted below.

(4) Phase IV. Grading of the residential lots, roads and trail areas, in Vesting Tentative Tract Map 50666 and finish grading for the golf club house parcel and 150 car westerly parking lot shall commence only after the United States Fish and Wildlife Service and the Department of Fish and Game have certified to the Executive Director that:

a) the restored habitat in the on-site restoration areas noted above is of sufficient maturity to supply food and cover and nest areas for Gnatcatchers and Cactus Wrens, and other coastal sage scrub dependent species, and

b) that the vegetation on the off-site restoration areas is established according to all finally executed agreements and the final Habitat Conservation Plan (HCP), and that the Gnatcatcher and the Cactus wren and other species dependent on coastal sage

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scrub could in the future, be permanently provided with food, cover and nesting areas on the restored areas.

9. GRADING PLANS AND STANDARDS.

Prior to issuance of the coastal development permit, the applicant shall provide for the review and approval of the Executive Director, final engineered grading plans for the golf course and tract 50667 and preliminary grading plans for the clubhouse and tract 50666. Prior to beginning preliminary grading for tract 50666, the applicant shall provide for the review and approval of the Executive Director, final engineered grading plans including working drawings for Tract 50666. The applicant shall also agree, in writing, to abide by said plans. The plans shall have received preliminary review by the project geologist and the City engineer and the City geologist. Grading plans shall conform to the phasing requirements of the executed HCP habitat plan noted above; stockpiling shall occur only as provided in the HCP stockpiling provision and condition 8 above. Grading plans shall substantially conform to the preliminary plans approved by the City of Rancho Palos Verdes for Vesting Tentative Tract Map No 50666 and 50667 as shown in the EIR. Any changes in the plans required on the basis of new geologic information, including major recompaction or reconstructive grading, shall be reported to the Executive Director of the Commission before the changes are carried out. If the changes represent a substantive change in the plans or grading quantities as approved by the Commission, an amendment to this coastal development permit will be required.

The final grading plans agreed to by the applicant shall include:

A. Grading limits. No Grading, stockpiling or earth moving with heavy equipment shall occur within the dedicated open space areas (corridors) noted in Condition 1 above, with the exception of Halfway Point Park, within the bicycle trails, within drainage, utility and sewer, easements shown on ***Exhibit 5 (Map G)*** and hydrauger, and groundwater testing well easements shown on ***Exhibit 6 (Map K)*** of this Amendment 6, the 0.30 acre fill slope area adjacent to the 18th tee and the 0.13 acre fill slope area adjacent to the 18th hole. The 0.30 acre and the 0.13 acre fill slope areas which encroach within Lot K shall be located as shown on Exhibit A depicting setbacks for VTTM 50666 dated July 25, 1995, as modified in the map submitted in amendment 4 and dated June 20, 1996. Bluff edge pedestrian trails shall be constructed with hand-tools where environmental damage could occur. The areas in which no grading is to occur are generally described as the habitat easement and revegetation areas.

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B. Disposal of excess material. Any excess material resulting from grading or site preparation to be deposited within the coastal zone shall be disposed of in accordance with an approved coastal development permit. No excess material shall be dumped over the bluff or placed on the beach, or on any protected habitat or restoration areas.

C. Equipment storage. No grading equipment shall be stored within any habitat area, open space easement area, within 30 feet of the coastal bluff. No grading equipment shall be stored within the Tract 50666 residentially designated areas (Phase IV), except in the easternmost tier of lots as shown in the final HCP during the work on the golf course (Phase III).

D. Timing. No grading may occur during the nesting season of the California Gnatcatcher, or otherwise as restricted in the Final executed Habitat Conservation Plan (HCP). In the event of conflict between this timing condition 9D and the executed HCP, the HCP shall prevail.

10. TEMPORARY EROSION CONTROL, HABITAT PROTECTION AND FINAL LANDSCAPING PLANS.

Prior to issuance of the Coastal Development Permit, the applicant shall submit for review and approval by the Executive Director and agree in writing to abide by habitat protection, revegetation, landscaping and erosion control plans for parks, trail corridors, common open space and graded and disturbed areas, parks and the golf course. All landscape plans, including habitat restoration, temporary stabilization, park rehabilitation, golf course roughs, fuel modification and drainage course revegetation shall employ native plants that are Palos Verdes Peninsula Bluff Scrub plants, and Palos Verdes Peninsula Coastal Sage Scrub plants, obtained, to the maximum practicable extent, from seed and vegetative sources on the Palos Verdes Peninsula. Turf areas shall be permitted, but invasive grasses or annual grasses incompatible with revegetation shall not be employed for temporary stabilization or in areas, which in the opinion of the enhancement monitor, could form a seed bank that would affect the restored areas.

At the commencement of grading on each tract and on the golf course, the applicant shall provide to both the City and the Executive Director, for their joint review and approval, plan notes and general standards for erosion control. On or before September 15 of each year of construction, the applicant shall provide to both the City and the Executive Director for their joint review and approval, interim erosion control plans that will eliminate all siltation onto the beach tide pools and habitat areas adjacent to the site.

Prior to submittal of landscape plans, and temporary erosion control plans, the applicant shall obtain the review and comments of the California Native Plant

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Society, the Department of Fish and Game and the United States Fish and Wildlife Service. The Executive Director shall approve plans that are consistent with the objectives of the Habitat Enhancement Plan and with the executed Habitat Conservation Plan.

The final plans agreed to by the applicant shall incorporate the following criteria:

A. All graded areas on the subject site shall be planted and maintained to protect habitat and to prevent erosion into intertidal areas, the coastal bluffs and revegetation areas. To enhance habitat, on commonly owned lots and on golf course roughs, landscaping shall consist of Coastal Sage Scrub and Coastal Bluff Scrub plants native to the Rancho Palos Verdes community that have been listed in the EIR and by the Native Plant Society in their comments on the EIR. Invasive, non-indigenous plant species which tend to supplant native species shall not be used either on the bluff, on the roadway lots, on the golf course, on commonly owned, or on the individual lots. Available lists of invasive plants are found in communications from the Native Plant Society to the City of Rancho Palos Verdes and in the California Native Plant Society, Santa Monica Mountains Chapter, document entitled *Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains,* dated January 20, 1992. Additional invasive plants may be identified by the Executive Director on the basis of comments from the Department of Fish and Game, the Fish and Wildlife Service or the California Native Plant Society.

B. All cut and fill slopes shall be stabilized with planting at the completion of rough tract grading, and on the completion of final grading, and/or, if the Executive Director determines that grading has stopped and that the interruption of grading will extend into the rainy season. Planting should be of primarily native plant species indigenous to the Palos Verdes Peninsula. Non-native plants used for stabilization shall not be invasive or persistent species. Such planting shall be adequate to provide 90 percent coverage within 90 days and shall be repeated, if necessary, to provide such coverage. This requirement shall apply to all disturbed soils including all unsurfaced roads and pads;

C. Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.

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D. The landscaping and erosion control plan shall identify the location of the temporary construction fence noted in the Habitat Conservation Plan. In addition to the fencing required in the executed Habitat Conservation Plan, construction fencing shall be placed no less than 20 feet inland of the edge of Bluff Top Activity Corridors and dedicated Habitat Restoration Areas (Passive Parks) before the commencement of grading operations, except in those two locations where grading has been approved within the Bluff Top Activity Corridor or where the toe of the approved grading is located less than twenty (20) feet landward of the Bluff Top Activity Corridor or the Bluff top Revegetation Corridor, the construction fence shall be placed at the seaward toe of the approved cut or fill slope. This does not authorize development within the Bluff Top Activity Corridor or in the Bluff top Revegetation Corridor, except the two incursions specifically permitted by the Commission in its second amendment to this permit. No drainage shall be directed over the bluff, no overspill, stockpiling, equipment storage, material storage or grading shall be conducted seaward of this fence. The fence shall include small animal escape holes if required by the Department of Fish and Game.

E. At the end of rough grading, all rough graded lots, and all disturbed areas not included in park development, the golf course, roadways, park development or revegetation plans shall be revegetated with plants indigenous to the area. The plans shall specify seed and plant sources, using, as far as possible, locally collected seed.

F. Prior to issuance of the grading permit, the applicant shall provide evidence that a bond has been posted with the City of Rancho Palos Verdes sufficient to enable the City and/or the Department of Fish and Game to provide for revegetation and stabilization of the site in the event of bankruptcy or indefinite cessation of development activities.

G. All fuel modification plans shall have been reviewed and approved by the Los Angeles County Fire Department. Invasive plants, as noted above, shall not be employed in fuel modification areas. The majority of plants employed shall be California native plants endemic to the Palos Verdes Peninsula.

H. Plans for revegetation areas shall conform in plant list and culture to the Habitat Enhancement Plan of February 18, 1993 and the executed HCP.

All proposed changes to approved plans shall be reported to the Executive Director. Any changes the Executive Director determines to be substantial shall require an amendment to the permit.

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11. FINAL DRAINAGE PLANS.

Prior to issuance of the permit the applicant shall provide, for the review and approval of the Executive Director, preliminary engineered drainage plans for drainage facilities and a written agreement to abide by such plans for tract 50667 and the golf course and conceptual plans for tract 50666. Prior to beginning preliminary grading for Tract 50666, the applicant shall provide for the review and approval of the Executive Director, final engineered drainage plans for tract 50666. Said final drawings shall have received review and comment by: 1) the project geologist, 2) the City Engineer, 3) the City Geologist, 4) the United States Fish and Wildlife Service, 5) the Department of Fish and Game, 6) The United States Army Corps of Engineers, 7) the Regional Water Quality Control Board, 8) County Flood Control.

The Executive Director, upon receipt of detailed drainage plans and comments of all the above agencies and individuals if such agencies choose to comment, shall require all potential disturbance of bluff face vegetation to be identified, minimized and all displaced plants to be replaced according to the standards of the Habitat Conservation Plan. No rare plants or sensitive species may be disturbed by installation of the drainage devices. To verify this, the applicants shall supply a field check prior to installation and at the end of installation, and at the end of any replanting of bluff face species. Any necessary restoration shall be completed as soon as possible after the disturbance but in no event shall restoration completion occur more than one year after installation of the drainage devices. Complete restoration of Phase III grading (the golf course) impacts shall occur before the golf course may be opened for play, and complete restoration of Phase III and IV (residential lot) impacts shall occur before individual lots receive final grading approval.

The plans shall be in substantial compliance with the drainage plans submitted in August 2, 1991, and shall employ:

a) treatment and filtration of runoff from the maintenance yard and from the 150 car parking lot;
b) Best Management Practices as required by the City of Rancho Palos Verdes and the Regional Water Quality Control Board;
c) use of ponds to control, treat and recirculate golf course runoff;
d) no discharge from golf course or project improvements to tide pools;
e) no drain line down Forrestal ravine;
f) use of drains outside of ravines for all project drainage including normal storm and low flow run-off from the golf course, golf course ponds, and project streets and parking lots;

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g) diversion and control of major event (greater than 2 year storm) off site drainage;
h) the terminus and/or surface installation of drainage pipes on the bluff face and toes shall avoid stands of *Opuntia littoralis*,
i) no heavy equipment shall be placed within 30 feet of the edge of the bluff in installing the devices;
j) the applicant shall be responsible for removing all debris.

Upon receipt of final approval by any of the above agencies, or if at any time, field conditions require a change in design, the applicant shall provide copies of the final approved plans and/or change orders for the required changes to the Executive Director. Any significant change from the approved plan which the Executive Director determines to be substantial shall require an amendment to this permit.

12. REVISED PLANS

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, revised final plans, approved by the City of Rancho Palos Verdes, which indicate the final layout of all residential and open space lots, streets, and other improvements, including grading, access areas, golf course and revegetation areas, and which conform with the final approved plans for public access, recreation, Habitat protection/enhancement, grading and drainage specified in conditions 1-5, and 9-11, above. All development must be consistent with these plans.

13. DELETED

14. COMPLIANCE WITH CONDITIONS OF THE VESTING TENTATIVE MAPS.

In the event of conflict between the conditions imposed by the City of Rancho Palos Verdes and the Commission, the terms and conditions of the Commission shall prevail. Pursuant to this, the applicant shall prepare a written comparison of the City's and the Commission's conditions. However, except as explicitly modified by the terms of this coastal development permit, all development shall comply with the conditions of Vesting Tentative Tract Map No. 50666 and Vesting Tentative Tract Map No. 50667, Tentative Parcel Map Numbers 20970 and 23004 as re-approved in December 7, 1992 and as revised on September 6, 1994. Revisions to Conditional Use Permits numbers 162 (residential planned development and public open space) and 163 (golf course and clubhouse), Revisions to Coastal Permit number 103, and Revisions to Grading Permit number 1541 and mitigation measures and addenda to EIR 36 as approved by the City of Rancho Palos Verdes on December 7, 1992 and as revised on September 6, 1994 shall be reviewed by the Executive Director of the Commission for consistency with this action.

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For purposes of this condition, the minimum lot size and minimum house size as noted in the Development Standards supplied to the City of Rancho Palos Verdes shall not be considered conditions of the coastal development permit or necessary to this Commission's approval of the project. Changes in such standards to allow a greater clustering of lots to conform to the other terms and conditions of this permit shall be reported to the Commission as an amendment to this permit.

15. COVENANTS, CONDITIONS, AND RESTRICTIONS, CONDITIONAL USE PERMIT, PARCEL MAP CONDITIONS AND FINAL TRACT MAPS.

Prior to issuance of the coastal development permit and prior to recordation of any CC&R's, parcel maps or Vesting Tentative Tract Maps associated with the approved project, said CC and R's and Vesting Tentative Tract and parcel maps shall be submitted to the Executive Director for review and approval. The Executive Director's review shall be for the purpose of insuring compliance with the standard and special conditions of this Coastal Development Permit. The deed restrictions noted in Condition 7 above shall be reiterated in the CC and R's. Any CC and R's, parcel map conditions or notes, conditional use permit conditions or tract map provisions which the Executive Director determines are not consistent with any of the conditions of this permit shall be modified to be consistent before recordation.

16. PROOF OF LEGAL ABILITY TO COMPLY WITH CONDITIONS

Prior to issuance of the coastal development permit, the applicants shall provide 1) proof of undivided legal interest in all the properties subject to this permit, or 2) proof of the applicant's ability to comply with all the terms and conditions of this coastal development permit. No land subject to this coastal development permit may be developed until and unless all terms and conditions relating to the project as a whole have been met and agreed to in writing by all parties with ownership interest.

17. PUBLIC RIGHTS.

By acceptance of this permit, the applicant acknowledges, on behalf of him/herself and his/her successors in interest, that issuance of the permit shall not constitute a waiver of any public rights which may exist on the property. The applicant shall also acknowledge that issuance of the permit and construction of the permitted development shall not be used or construed to interfere with any public prescriptive or public trust rights that may exist on the property.

18. ASSUMPTION OF RISK.

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Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that: (a) the applicant understands that the site may

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be subject to extraordinary hazard from landslide, and earth movement and bluff failure, and (b) the applicant hereby waives any future claims of liability against the Commission or its successors in interest for damage from such hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens.

19. PUBLIC AVAILABILITY OF GOLF COURSE.

Prior to issuance of the permit, the landowners shall execute and record deed restriction, in a form and content acceptable to the Executive Director, that provides that the approved visitor serving Golf Course facilities including the clubhouse, will conform to the following requirements:

A. PUBLIC FACILITY. The clubhouse and golf course will remain as commercial visitor serving facilities open to the general public and

B. CLUBS PROHIBITED. That any proposed change in the level of public use will require an amendment to this permit. No club or other arrangement that will restrict use of the golf course by the general public shall be permitted.

C. CART PATHS. As noted above, the improved Golf cart paths shall be available for orderly public pedestrian use during non-golfing daylight hours. (Staff note: the golf cart paths shared with pedestrian or bicycle trails are subject to the hours of use that apply to public trails and are open to the public from dawn to dusk.)

D. RESTROOMS. In lieu of construction of a separate public restroom facility, the applicant and its successors in interest shall agree to construct, maintain and to operate the comfort station in lot E tract 50667, the clubhouse restrooms, and lower level patio of the clubhouse as public facilities in conjunction with Halfway Point Park and the public trail system.

E. OPERATIONS. The applicant and its successors in interest including but not limited to the golf course operator shall agree and covenant with the City of Rancho Palos Verdes to operate the parking lots at the end of Street A, the restrooms in the vicinity of the west end of La Rotonda Drive, easily accessible from Lot E tract 50667 and the restrooms and patio area within the clubhouse as public facilities. The applicant, its agents, its lessees, and its successors in interest shall open these facilities to the public from dawn to dusk. No fee or validation shall be required for use of these facilities.

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F. PUBLIC USE. The rest rooms and the lower level patio area shall be public spaces available to all members of the public without

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discrimination or requirement of purchase, imposition of dress codes or other rules not related to the safe operation of the facilities and shall not be locked during daylight hours.

G.SIGNS. The parking lots, restrooms and lower patio area shall be identified as open to the public by appropriate visible signs subject to the review and approval of the Executive Director. The signs shall be erected in areas accessible to the public, including Street A, La Rotonda Drive, the parking lots themselves and Halfway Point Park.

H.OPERATION OF THE OVERFLOW PARKING LOT. The applicant its successors in interest and or managers or lessees shall agree by covenant with the City of Rancho Palos Verdes to operate the overflow parking lot located adjacent to the maintenance yard on golf course Lot 38 VTTM 50667 from 8:00 a.m. to 5:00 p.m. on all summer and holiday weekends during all banquets and special events and whenever there are more than 125 cars in the westerly club house parking lot.

The applicant shall assure that all covenants and agreements with the City of Rancho Palos Verdes that address the operation of these public facilities, including the parking lots, the golf course, the clubhouse, banquet room, restrooms and other public facilities, are consistent with this permit. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The deed restriction shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The deed restriction shall run with the land in favor of the People of the State of California, binding all successors and assigns, for the life of the facility approved in this permit. The recording document shall include legal descriptions of the golf course, the parking lots, the restroom and patio areas, Lot E tract 50667 and the approved golf course area. The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law to restrict land and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the golf course shown on the attached ***Exhibits 26 and C,*** shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project, or 2) commencement of construction on the project other than grading, erosion control and installation and/or relocation of underground utilities.

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20. STATE LANDS COMMISSION REVIEW.

Prior to the issuance of the coastal development permit, the applicant shall obtain a written determination from the State Lands Commission that:

A. No State lands are involved in the development; or

B. State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or

C. State lands may be involved in the development, but pending a final determination of state lands involvement, an agreement has been made by the applicant with the State Lands Commission for the project to proceed without prejudice to the determination.

NOTE: SPECIAL CONDITIONS NOS. 21-25 IMPOSED BY COMMISSION ON FIRST AMENDMENT OF A-5-RPV-93-005.

21. Lighting and Sound.

Prior to issuance of the amended permit, the applicants shall submit revised plans to protect the bluff face and restoration areas from light and noise generated by the project. The plan shall, at a minimum, include a wall or landscaped berm at the west and southerly end of the club house parking lot, so that automobile and security lights do not shine onto the golf course or ravine areas. The applicant shall also submit a project lighting and sound plan for the Clubhouse and banquet facility.

A. Lighting. The lighting plan shall be subject to the review and approval of the Executive Director and shall include an analysis of the effects of the project's light, including security lights and the headlights of cars, on the bluff face and the West Bluff Preserve. Security lights shall be shielded so that light is directed to the roads and parking lots only, the golf course shall not be lighted, and the berm or wall required above shall be high enough to block all direct light from automobile headlights that might otherwise shine onto preserve areas.

B. Noise. In order to reduce traffic and facility noise, the applicants shall construct a berm or wall on the west side of the clubhouse parking lot. The berm or wall shall be high enough to block car-door and engine noises that might carry into the preserve from the clubhouse parking lot. The facility shall be sound-proofed, and night entertainment shall be limited so that noise levels in the West Bluff Preserve are not increased beyond that expected in residential areas.

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22. Relationship of Development Approved in this Amendment to Applicants' Phasing Program. Deleted.

23. Signage, Final Public Amenity Plan.

Prior to issuance of the amended permit the applicant shall prepare trail maps, and a public amenity plan incorporating all features required by the Commission's conditions. The plan shall include the overlooks, signs, railings, bridges, adequately sized public restrooms and other amenities proposed by the applicant and required by the Commission in this action. In the event of conflict or inconsistency between this and any other action, the Commission's conditions shall prevail. In addition to the signs described in the Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, the applicant shall include directional and identification signs including signs identifying restrooms, comfort stations and overlooks as public, identifying the public rights on the trails and parking lots, and providing information regarding habitat restoration efforts. Signs not explicitly permitted in this document shall require an amendment to this permit. As described in writing and verbally by the applicant, the 45 car parking lot shall include a sign that states "public recreation parking only, no golf parking". Signs at the 150 car "golf parking" lot, should state that golfer, restaurant, special event and public parking are all permitted. Pursuant to this requirement, detailed drawings showing the design, text and placement of individual signs, consistent with the preliminary Public Amenities Plan Trails and Signage Map of September 26, 1996 revised 1/20/97, shall be provided for the review and approval of the Executive Director on or before February 1, 1998.

24. Subordination of All Covenants that affect Public Park or Parking Areas.

All public parks and parking areas required by this permit shall be operated as indicated in the Commission's conditions of approval for Coastal Development Permit A-5-RPV-93-005 as amended in A-5-RPV-93-005A, A-5-RPV-93-005A2, A-5-RPV-93-005A3, A-5-RPV-93-005A4, A-5-RPV-93-005A5, and-RPV-93-005A6. Pursuant to this requirement, any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

25. Renumbering and Vesting Tentative Tract Map Designations.

Prior to submittal of materials prepared to conform to special conditions 12, 14 and 15 of A-5-RPV-93-005, and condition 25 of this action, the Applicant shall prepare a comparison of the proposed final lot numbers, with the lot numbers shown in the Commission's actions. Numerical or letter designations of all lots necessary to conform to the Commission's conditions shall be provided for the review and approval of the Executive Director. Additional lots created in order to conform the

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Commission's conditions shall be shown on the revised tentative tract maps subject to the review and approval of the Executive Director. An immaterial permit amendment to reflect any needed renumbering may be processed as long as the acreage and geographic location of all fee dedications described in the Commission's conditions are unchanged, and the routes sizes and locations of all trails are preserved.

END OF SPECIAL CONDITIONS

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EXHIBIT C-1

AMENDED CONDITION

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Ocean Trails – Exhibit C-1

A-5-RPV-93-005-A15
Adopted Standard and Special Conditions

1. OFFER TO DEDICATE IN FEE OPEN SPACE CORRIDORS FOR PARKS, PUBLIC ACCESS AND HABITAT ENHANCEMENT

Prior to the issuance of Coastal Development Permit Amendment A-5-RPV-93-005-A15, the applicants as landowners shall execute and record document(s), in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to public agency(ies) or private association(s) approved by the Executive Director, the corridors noted on (roman numeral Revised Findings) Exhibit I, further explained in (Roman numeral Revised Findings) Exhibits II, III, IV, V and Exhibits 1, 5A, 48 and 49,(of the original approval) for parks, public access, passive recreational use, habitat enhancement, trail, public parking and street purposes. The land shall be dedicated subject to the provisions outlined in the Conditions below with respect to trail access, beach use, habitat restoration and habitat preservation. The dedicated areas shall include the following:

A. **PARKS.** Land to be dedicated for purposes of public access, public recreation and parks as shown on Exhibit I:

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666:
Lot A, Sunset Point Park (Palos Verdes Drive-West Vista Park) 1.5 acres

Lot H; Ocean Trails Park (Halfway Point Park), including all areas inland of the bluff edge trail described in 3.A(11) below, not less than: 5.21 acres

(2) LOT D VTTM 50666, Portuguese Bend Overlook and Fuel Modification Area, as shown in Exhibit 49, not less than: 1.0 acre

(3) Bluff Top Activity Corridor, Lot K Vesting Tentative Tract Map 50666 as shown in the Attached Exhibit I, (Roman numeral one) generally described as southerly of Lot 38 and being no less than 100 feet wide, immediately adjacent to the bluff edge (west bluff face is Lot G) extending from the easterly tract boundary with VTTM 50667 to the intersection with Lot F (Halfway Point Preserve Area), no less than 8.9 acres

(4) Catalina View Park, (Palos Verdes Drive--

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Recording Requested by and
When Recorded Mail to:
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105

EXHIBIT D
PERMIT NO. _____
Acceptance Certificate
Page one (1) of two (2)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Amended and Restated Offer to Dedicate dated _____, executed by _____ and recorded on _____, as Instrument Number _____ is hereby accepted by _____, a public agency/private association on _____, pursuant to authority conferred by resolution of the _____ adopted on _____, and the grantee consents to recordation thereof by its duly authorized officer.

By: _____

Dated: For: _____

STATE OF CALIFORNIA

COUNTY OF_____

On _____ before me, _____, a Notary Public personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature_____ (Seal)

Condition No. 1
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East Vista Park), Lot D within Vesting Tentative Tract Map 50667: 1.2 acres

5) (Bluff Top Activity Corridor Lot K, within Vesting Tentative Tract Map 50667 as shown in the attached Exhibit I (roman numeral, one) generally described as southerly of Lot 38, being no less than 100 feet wide immediately adjacent the edge of bluff (east bluff face is Lot I), no less than: 4.5 acres

All Lands dedicated for park purposes shall be open to the general public for recreation use. Ocean Trails Park (Halfway Point Park) and Vista Catalina Park and Sunset Point Park (the Palos Verdes Drive Vista Parks), (described in 1.A (1), and 1.A(4)) shall be developed for active use; the lands described in 1.A(2), (3), and (5), (known as the Portuguese Bend View Park, the Bluff Top Activity Corridor West VTTM 50666, and the Bluff Top Activity Corridor East VTTM 50667) shall be developed with trails, benches, shade structures, interpretive signs and bikeways.

The lands described in 1.A (2), (3), and (5) (known as Portuguese Bend Overlook, Bluff Top Activity Corridor West (VTTM 50666) and Bluff Top Activity Corridor East (VTTM 50667)) shall not be graded except: within the dedicated bicycle/pedestrian path, to the extent necessary to install and maintain utilities within drainage, utility and sewer, easements shown on Exhibit 5 (Map G) of Amendment 6, and hydraugers, and groundwater testing well easements shown on Exhibit 6 (Map K) of this Amendment 6, and within two areas, one area of not more than 0.3 acres adjacent to the 18th tee and a second area of 0.13 acres adjacent to the 18th hole. Approximately 2.6 acres of land disturbed by the active landslide C may be graded for exploration, landslide repair, and drainage control purposes only as specifically authorized in Special Condition 28 of Amendment 13 of this permit. Approximately seventeen acres including thirteen acres of habitat in the general area of holes 13 and 18 may be disturbed for landslide remediation as depicted in Exhibit 5 of Amendment 15 of this permit, and as shown in the grading plans and in the Geotechnical report, "Repair Design for Landslide "C", Ocean Trails Golf Course, Rancho Palos Verdes California," dated June 9, 2000, by Converse Consultants, and as shown in any revised plans required as a result of the Commission's actions on Amendment 15 to this permit.

The Blufftop Activity Corridors shall be revegetated, as required by the Department of Fish and Game and United States Fish and Wildlife Service as specified in the executed Habitat Conservation Plan (HCP). The offer to dedicate shall also provide that no development, other than development approved in this permit shall occur in the trail areas shown in Exhibits A and/or the Public Amenities Plan Trails and Signage Map of September 26, 1996 (revised 1/20/97) except as authorized by a future coastal development permit,

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and as otherwise authorized by law. Drainage, landslide, and slope repairs shall occur only as specifically authorized in Special Condition 28 of Amendment 13 to this permit or in Amendment 15 to this permit. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described below except that repair and maintenance of existing sewer lines, drainage structures, utilities, monitoring wells, and hydraugers shall be exempt pursuant to section 30610(d) and the regulations of.the California Administrative Code Title 14 Section 13252.

B. **PASSIVE PARK/HABITAT PRESERVES.** Lands to be dedicated for purposes of habitat enhancement and passive recreation as shown on Exhibits I and III (roman numeral of the revised findings of the original permit):

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666 excluding any trails identified in Condition 3 of this permit:

Lot E, West Bluff Preserve, no less than 7 acres, generally as indicated on Exhibits 2, 3 and 4 except that no portion of Lot E shall be closer than 100 feet from any subdivided lot.	7.0 acres
Lot F, Halfway Point Preserve	3.3 acres
Lot G, the Bluff Face and Beach	24.4 acres

(2) Lot I Golf course Bluff Edge Habitat Setback within VTTM Tract 50666, described as a strip of land no less than 50 feet in width immediately adjacent to the edge of the bluff, southwesterly of the golf course, including the west side of Halfway Point, no less than: 1.2 acres

(3) The entirety of the following lots within Vesting Tentative Tract Map 50667, excluding any trails identified in Condition 3 of this permit:

Lot G, East Bluff Preserve, no less than	7.7 acres
Lot I, Bluff Face and Beach, no less than	10.1 acres

Public access to the lots dedicated for habitat preservation purposes above is limited to a) tours, inspections, and educational field trips managed by the Department of Fish and Game, or the Fish and Wildlife Service, or b) the trails shown in Exhibits A and the Public Amenities Plan, Trails and Signage Map of September 26, 1996 (revised 1/20/97.) All lots shall be revegetated with Coastal Sage Scrub and Coastal Bluff Scrub plants as listed in the finally executed Habitat Conservation Plan, in the manner required by the Department of Fish and Game and the United States Fish and Wildlife Service.

No grading, vegetation removal or other development may occur on lots dedicated for habitat preservation purposes except for the following: 1) trails, 2) fences

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approved in a coastal development permit, 3) hand removal of invasive plants, 4) installation of public utilities generally as shown on Exhibit 5, Map C of Amendment 6, 5) the drilling of testing wells and hydraugers generally as shown on Exhibit 6, Map K of Amendment 6, and 6) the sewer connections and drainage devices approved in this permit shall occur in these areas, 7) drainage, geologic exploration, landslide and slope repairs as specifically authorized and described in Special Condition 28 of amendment 13 to this permit; and 8) approximately seventeen acres including thirteen acres of habitat in the general area of holes 13 and 18 may be disturbed for landslide remediation as depicted in Exhibit 5 of Amendment 15 of this permit, and as shown in the grading plans and in the Geotechnical report, "Repair Design for Landslide "C", Ocean Trails Golf Course, Rancho Palos Verdes California," dated June 9, 2000, by Converse Consultants, and as shown in any revised plans required as a result of the Commission's actions on Amendment 15. The beach portion, the southern lot line to 20 feet above mean sea level, of Lot G, VTTM 50666 and Lot I, VTTM 50667 shall be open for public recreational use.

C. **MULTI-USE COMMON OPEN SPACE.** Lands offered to be dedicated for habitat, managed fire break, flood control purposes except for trail areas offered to be dedicated in Condition 3 below:

(1) The entirety of the following lots within Vesting Tentative Tract Map 50666:
Lot B, Forrestal Draw and Portuguese Bend Club connector
Lot C managed fire break.

(2) The entirety of the following lots within Vesting Tentative Tract Map 50667:
Lots A, B, C, for open space, drainage and slope hazards
Lot H east end for managed fire break

Public access in the Multi-use Common Open Space areas is limited to the trails shown in Exhibits A and II (of the original approval). Planting and fuel modification shall occur only as indicated in a final approved planting and fuel modification plan required by Special Condition 10. Portions of Lot B, Tract 50666 and Lot C, Tract 50667 identified for habitat restoration in a fully executed HCP shall be restricted to habitat protection and restoration purposes and public utilities only. Said areas shall be identified in maps provided to the Executive Director and the Fish and Wildlife Service. The applicant shall record a depiction of such areas as found in the approved amended HCP along with all other documents that must be recorded prior to issuance of the amended permit A-5-93-005-A-15. The maps shall identify both the areas required for storm drains and dissipation, and the areas to be restored for habitat. The applicant shall provide a timetable for installation of improvements and for subsequent installation of restored habitat. Any disturbance to these areas as a result of drainage repair or public utility installation shall be restored in accordance with the standards of the executed HCP within 60 days of such disturbance. Areas unavoidably disturbed for drainage devices shall be

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revegetated such that plants are approximately two feet high in two years from the date of completion of rough grading.

D. **STREETS, ROADS AND PUBLIC PARKING AREAS.** Lands offered to be dedicated for public access purposes.

All streets, roads and public parking areas identified in the Tentative Tract maps 50666 and 50667, including the two public parking lots at the end of *Ocean Trails Drive* (Street A, VTTM 50666), as a new lot in Tract 50666 and Lot E VTTM 50667, and noted on Exhibits 1, 9 and 46 and B of the original approval. The dedication shall be for public street and public street parking purposes. No gates, gate houses or other entry control may constructed on the public streets. The two public parking lots at the end of Ocean Trails Drive (Street A VTTM 50666), and Lot E VTTM 50667 may be entry gated as long as exit is possible after the lot is closed. Such lots shall remain open from dawn to dusk as described in Condition 19 below.

The following applies to items A, B, C and D above. All documents shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Public parks in the project shall be open from dawn to no earlier than one hour after sunset.

Streets and trails within the dedicated areas shall be generally as noted on the Public Amenities Plan, Trails and Signage Map of September 26, 1996 revised 1/20/97 (previously noted as Exhibits A, B, 1, II, and 48, 49 and 5A), and shall provide continuous pedestrian access along the bluff top, and where indicated, from the dedicated parks and trails to the sea. In the event that coastal erosion, landslide or bluff collapse makes a designated trail impassable, requiring the relocation of a trail, the obligation to maintain access shall remain and the applicant shall apply to the Commission for an amendment to designate an alternate trail corridor. Access along the beach and recreational use of the shoreline shall not be restricted except for the temporary restriction of portions of Lot K and Lot I, Tract 50666 impacted by slide C, including trails A (11), A (12,) A (13), A (6), A (7), and A (18). If, on June 2, 2000, any portion of the above identified areas is still considered hazardous, the applicant shall submit a complete permit amendment application to the Commission which includes both a thorough analysis of these hazardous conditions and review of options to minimize these hazards. The application shall identify an area that provides public access equivalent in time place and manner to the abandoned area. The applicant or its successor interest shall submit these substitute trails or support areas for the review and approval of the Commission. Within 30 days of the Commission's approval of the replacement trails and or support areas, the applicant shall dedicate and improve such substitute trail(s) or support areas as otherwise required by this Condition.

All documents shall be recorded free of prior liens and any other encumbrances which may affect said interest. However, these documents may be recorded subject to any existing or future sewer and utility easement; provided that such easements 1)

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are underground and 2) do not in the reasonable judgment of the Executive Director materially and adversely effect the purpose of Condition 1 as set forth above and 3) are generally as indicated on Exhibit 5, Map C of Amendment 6 or are in compliance with Condition 11.

The dedication shall include the right of the developer and the accepting agency, subject to the limitations of relevant portions of Condition 1 set forth above, 1) to enter the property, 2) to construct and maintain revegetation areas, 3) to construct temporary construction fences and construction access, 4) to construct, install and maintain benches, water fountains, trails, fences, a bridge, turnarounds, signage, staging areas, low barriers, stairs, view overlooks, safety fencing along the seaward side of bluff top trails 3.A.1, 3.A.15 and 3.B.7 and non-locking swing gates at the entrance of steep natural trails identified as 3.A.6, 3.A.18, 3.B.8, and 2.B(5), and other public improvements including without limitation those improvements described in Condition 1, in the project description, in Conditions 3 and 4 below, in the Conceptual Public Amenities and Coastal Access Program of 1996, Revised, August 28, 1997 and in the Public Amenities Plan Trails and Signage Map of September 26, 1996 (revised 1/20/97), and (5) to perform erosion control. Additionally, the developer shall have the right to construct and use drainage devices, dewatering wells and monitoring wells as recommended by the City geologist provided that the construction and location of such wells in the reasonable judgment of the Executive Director do not materially and adversely effect the purpose of Condition 1 as set forth above. Finally, the City may authorize no more than six temporary events per year, including filming events, that close off any portion of the publicly dedicated parking lots and/or parks on the property, subject to all provisions of the certified LCP and the following restrictions: (1) all public parking spaces shall be available to the public on all summer holiday weekends and on the Fourth of July; (2) no more than two such events shall take place in the summer (after Memorial Day and before Labor Day) of any year; (3) no event shall have a duration of more than four (4) days, (4) all events shall leave three accessways from Palos Verdes Drive South to the bluff top corridor open to the public; (5) all of the bluff-top trails and the bluff edge portion of Ocean Trails Park shall remain open to the public, and (6) all events shall retain no fewer than 50 parking spaces open to the public free of charge.

The area subject to the dedication shall be described in the offer in a manner that is legally adequate under California law for a conveyance of an interest in real property and that is of a level of precision that is acceptable to the Executive Director. Notwithstanding the foregoing, the depiction of the easement area shown on the attached Exhibits 28 (E fee offers), and 30 (E-trails) as adopted in Amendment 6, shall be deemed to satisfy this requirement for the purpose of permit issuance. If utilized, the applicant shall replace or supplement the depiction with a legal description that is both legally proper and (in the reasonable judgment of the Executive Director) sufficiently precise, before the earlier to occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading,

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erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include legal descriptions of both the applicant(s) entire parcel(s) and dedicated lands.

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ACKNOWLEDGMENT BY THE CALIFORNIA COASTAL COMMISSION OF ACCEPTANCE OF AMENDED AND RESTATED OFFER TO DEDICATE

This is to certify that _____ is a public agency/private association acceptable to the Executive Director of the California Coastal Commission to be Grantee under the Amended and Restated Offer to Dedicate executed by _____ on _____, and recorded on _____, in the office of the County Recorder of Los Angeles County as Instrument Number _____.

Dated: _____

California Coastal Commission

_____

STATE OF CALIFORNIA

COUNTY OF_____

On _____ before me, _____, a Notary Public personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature_____

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EXHIBIT E

DEDICATED PROPERTY

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EXHIBIT E
FEE OFFER
PERMIT NO. A-5-RPV-93-005
Dedicated Property
page 1 of 5

(#) = Property Description
(See page 3 for Legend and Description)

NOTE:

Streets and Lots within Tract No. 50667 have been revised as shown on Map filed in Book 1241 Pages 71 thru 82 inclusive of Maps, Records of the County of Los Angeles.

Ocean Trails
PALOS VERDES

SITE PLAN
Amended Map No. 2

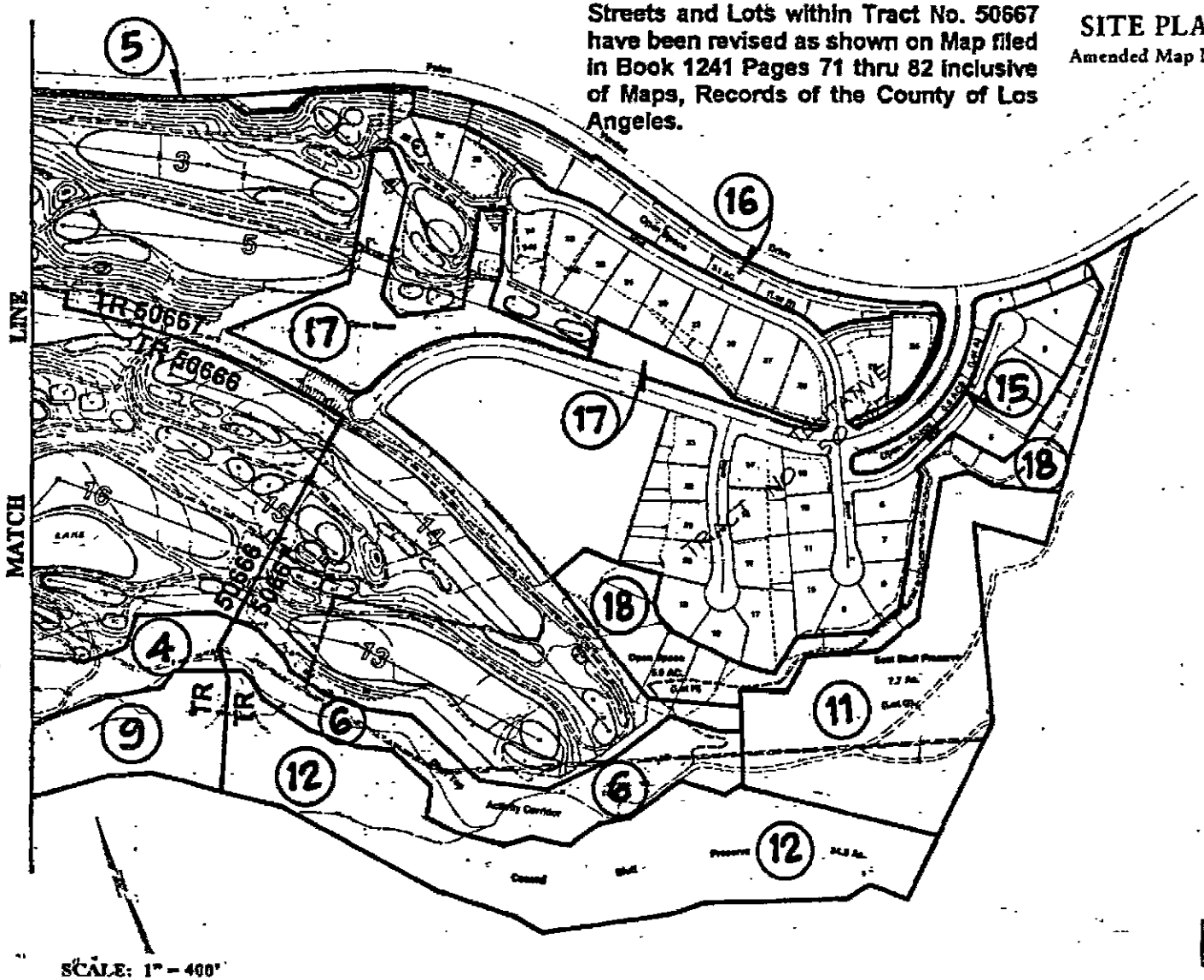

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EXHIBIT E
FEE OFFER
PERMIT NO. A-5-RPV-93-005
Dedicated Property
page 2 of 5

NOTE:

Streets and Lots within Tract No. 50667 have been revised as shown on Map filed in Book 1241 Pages 71 thru 82 inclusive of Maps, Records of the County of Los Angeles.

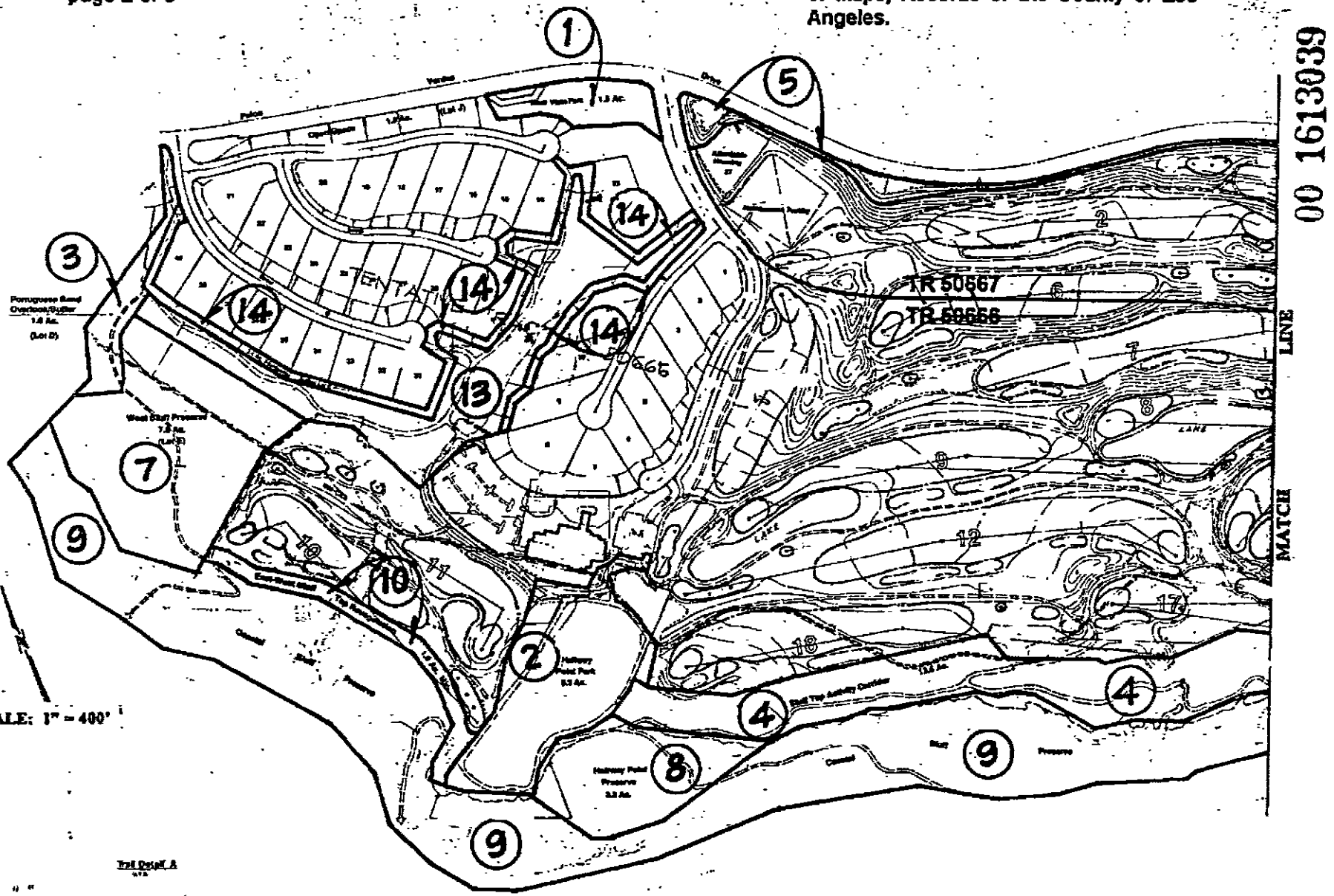

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EXHIBIT E
FEE OFFER
PERMIT NO. A-5-RPV-93-005
Dedicated Property

LEGEND	CONDITION NO.		DESCRIPTION	AREA
	A – PARKS			
	Tract 50666			
(1)	1a	Lot A	Sunset Point Park (West Vista Park)	1.5 AC
(2)	1b	Lot H	Ocean Trails Park (Halfway Point Park)	5.21 AC
(3)	2	Lot D	Portuguese Bend Overlook	1.0 AC
(4)	3	Lot K	Bluff Top Activity Corridor West	8.9 AC
	Tract 50667(R)			
(5) (R)	4	Lot D	Catalina View Park (East Vista Park)	1.45 AC
(6) (R)	5	Lot K	Bluff Top Activity Corridor East	4.57 AC
	B - PASSIVE PARK/HABITAT PRESERVES			
	Tract 50666			
(7)	1a	Lot E	West Bluff Preserve	7.0 AC
(8)	1b	Lot F	Halfway Point Preserve	3.3 AC
(9)	1c	Lot G	Bluff Face and Beach (West)	24.4 AC
(10)	2	Lot I	Bluff Edge Habitat Setback	1.2 AC
	Tract 50667(R)			
(11) (R)	3a	Lot G	East Bluff Preserve	7.80 AC
(12) (R)	3b	Lot I	Bluff Face and Beach (East)	10.67 AC
	C - MULTI - USE COMMON OPEN SPACE			
	1 - Tract 50666			
(13)	a - Lot B (portion of Lot B restricted to Habitat protection, etc.)			
(14)	b - Lot C			
	2 - Tract 50667 (R)			
(15) (R)	a - Lot A			
(16) (R)	b - Lot B			
(17) (R)	c - Lot C (portion of Lot C restricted to Habitat protection, etc.)			
(18) (R)	d - Lot H			
	D - STREETS, ROADS AND PUBLIC PARKING			
	Tract 50666 and Tract 50667 (R) (See pages 4 & 5)			

Note: Those items marked (R) are defined in detail on the map for Tract No. 50667 as filed in Book 1241 Pages 71 thru 82 inclusive of Maps, Records of the Couty of Los Angeles.

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EXHIBIT E
FEE OFFER
PERMIT NO. A-5-RPV-93-005
Dedicated Property
Streets & Parking
page 4 of 5

LEGEND

STREETS

PUBLIC PARKING - LOT E, TR 50667

NOTE:
Streets and Lots within Tract No. 50667 have been revised as shown on Map filed in Book 1241 Pages 71 thru 82 inclusive of Maps, Records of the County of Los Angeles.

Ocean Trails
PALOS VERDES

SITE PLAN
Amended Map No. 2

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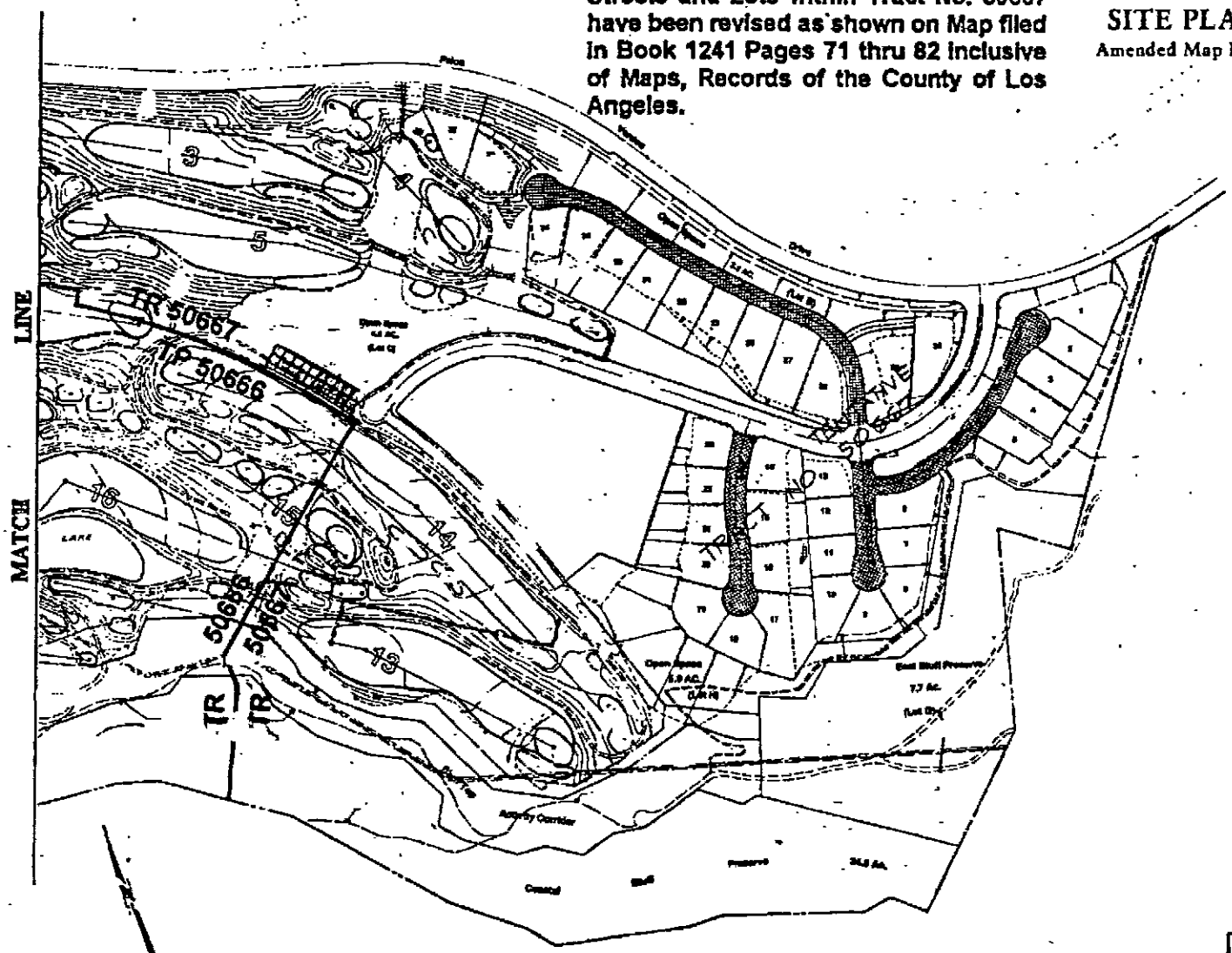

Golf Course Architect

Engineer

Owner/Developer

Site Plan for Conditional Use Permit
Amended Map No. 2

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EXHIBIT E
FEE OFFER
PERMIT NO. A-5-RPV-93-005
Dedicated Property
Streets & Parking
page 5 of 5

NOTE:

Streets and Lots within Tract No. 50667 have been revised as shown on Map filed in Book 1241 Pages 71 thru 82 inclusive of Maps, Records of the County of Los Angeles.

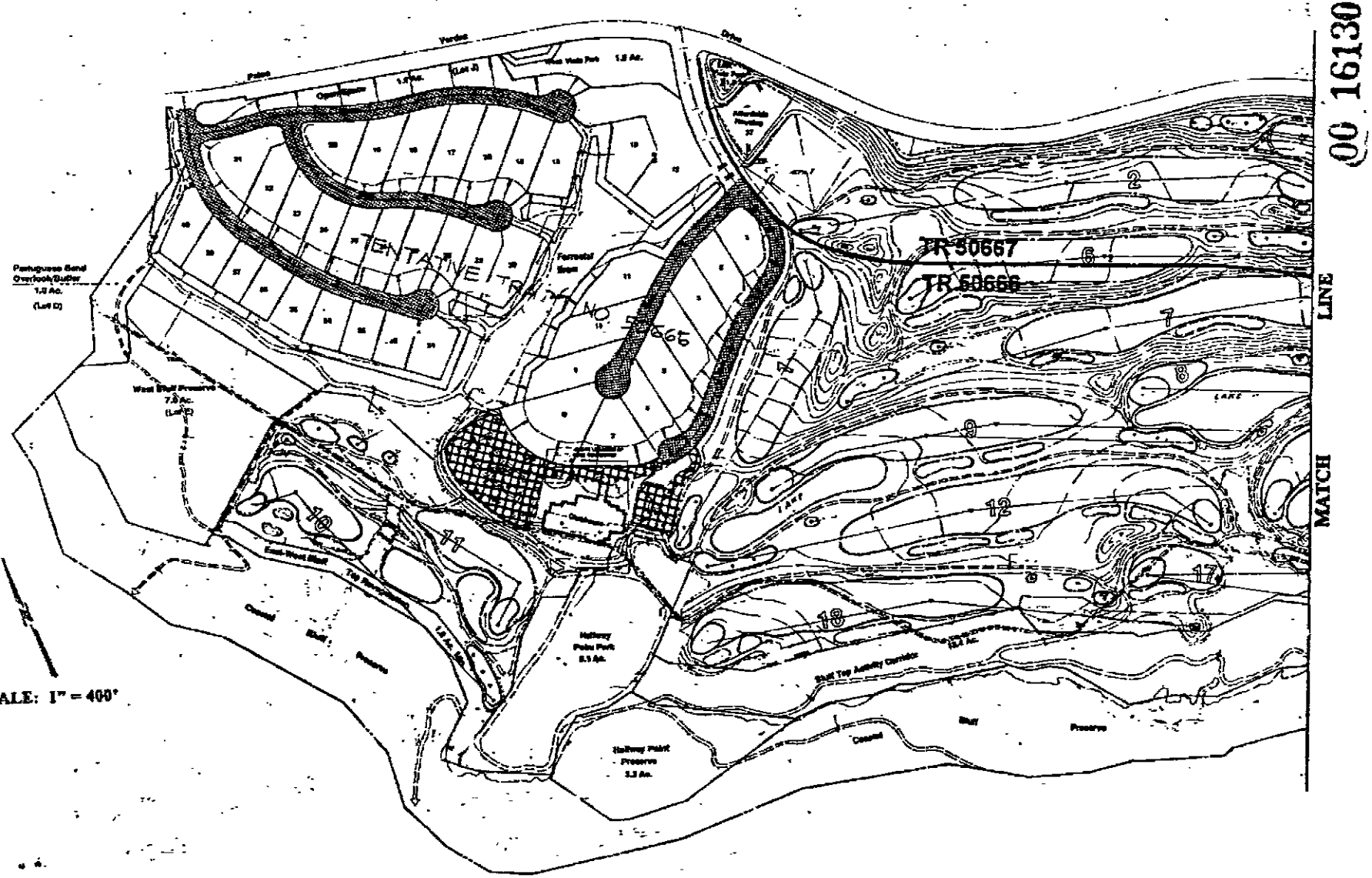

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EXHIBIT F

DEPICTION OF UTILITIES NOT LOCATED WITHIN STREETS

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EXHIBIT F
FEE OFFER/EASEMENT OFFER
PERMIT NO. A-5-RPV-93-005
Utilities
page 1 of 2

Ocean Trails
PALOS VERDES

SITE PLAN
Amended Map No. 2

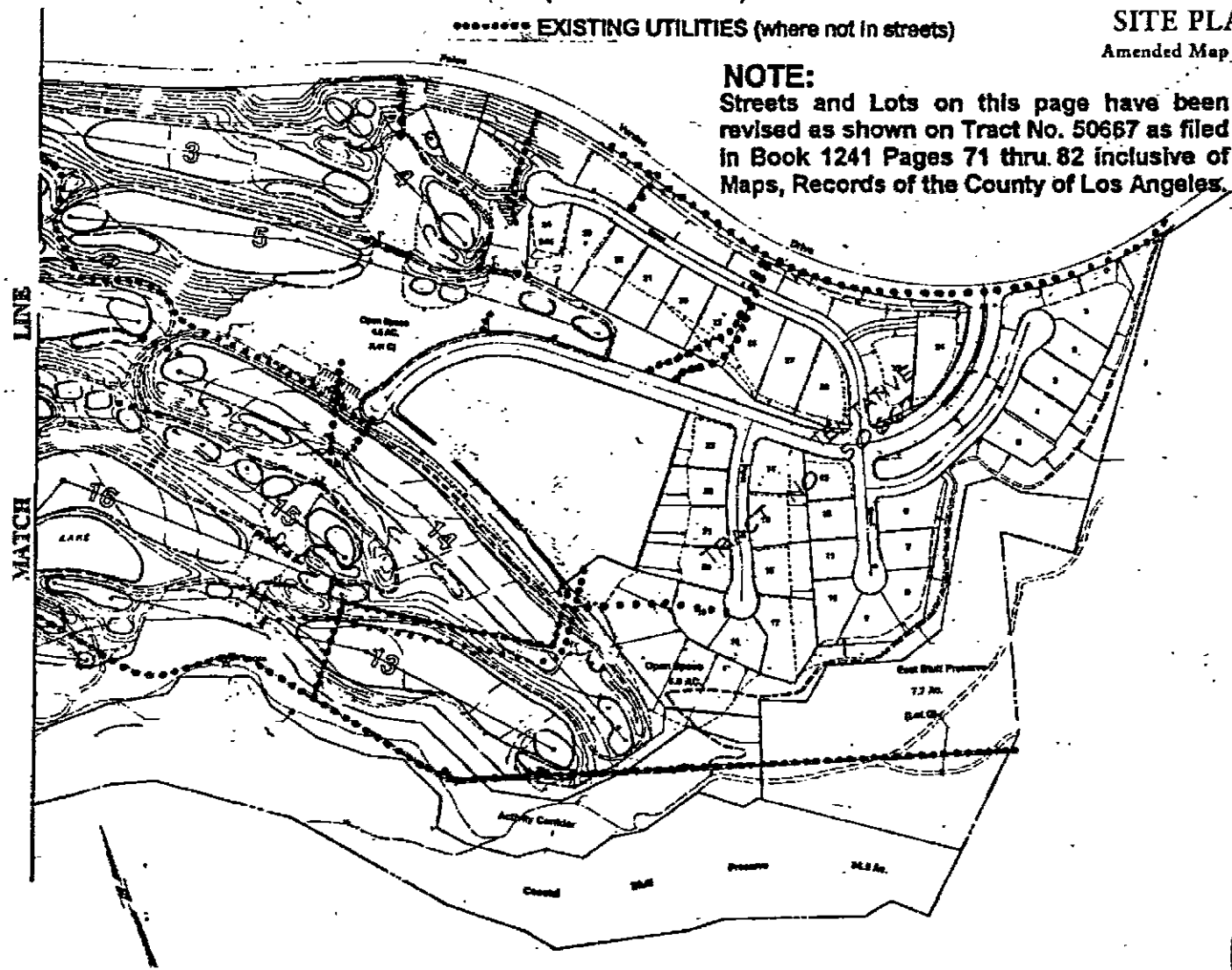
LEGEND

UTILITIES TO BE CONSTRUCTED IN ALL STREET AREAS AND AT LOCATIONS SHOWN HEREON.

UTILITIES TO BE CONSTRUCTED (where not in streets)

EXISTING UTILITIES (where not in streets)

NOTE:
Streets and Lots on this page have been revised as shown on Tract No. 50667 as filed in Book 1241 Pages 71 thru 82 inclusive of Maps, Records of the County of Los Angeles.



SCALE: 1" = 400'

Golf Course Architect

Engineer

Owner/Developer

Site Plan for Conditional Use Permit
Amended Map No. 2

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EXHIBIT F
FEE OFFER/EASEMENT OFFER
PERMIT NO. A-5-RPV-93-005
Utilities
page 2 of 2

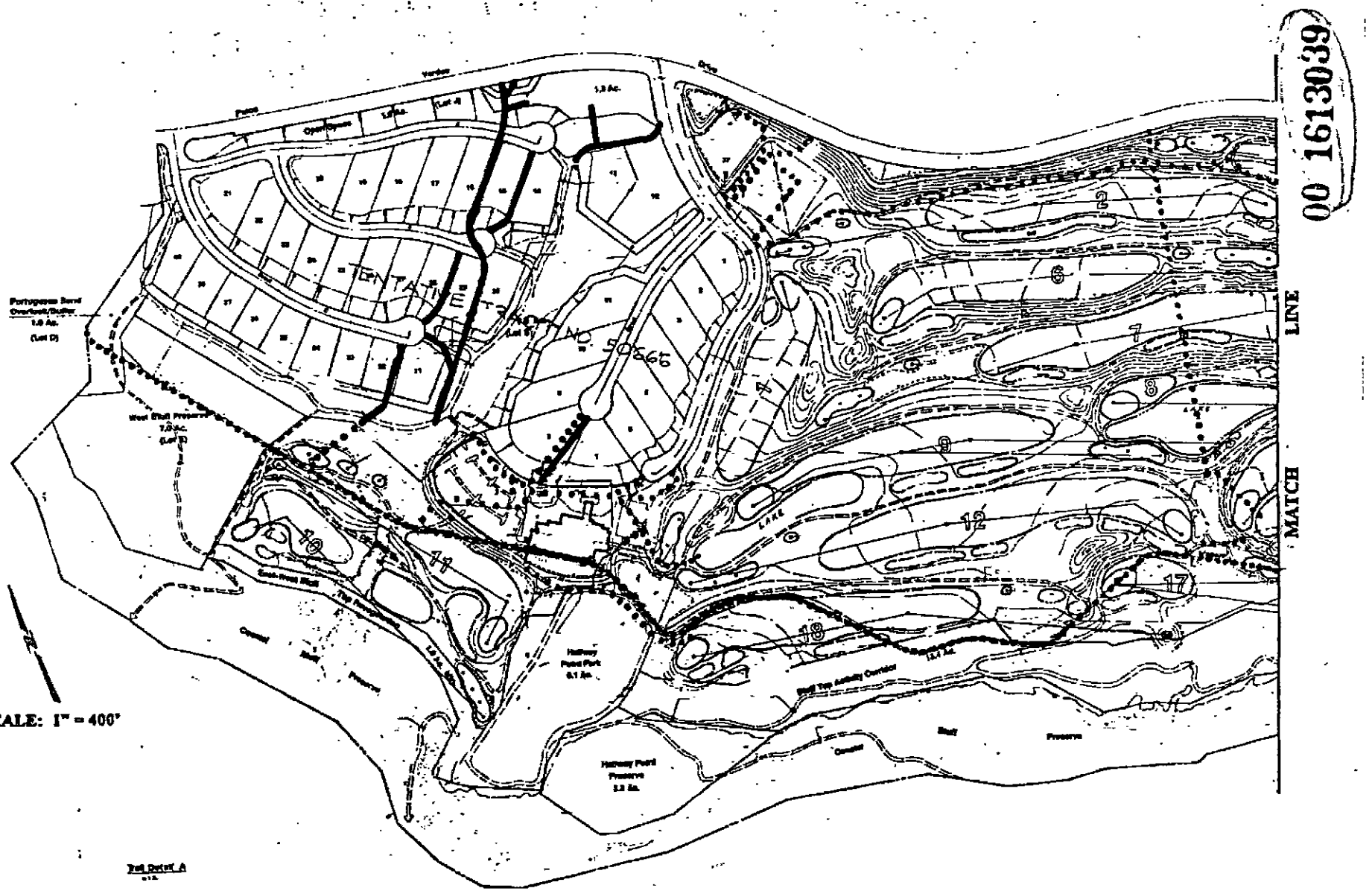

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EXHIBIT G

HABITAT AND PUBLIC UTILITIES AREA (LOT B)

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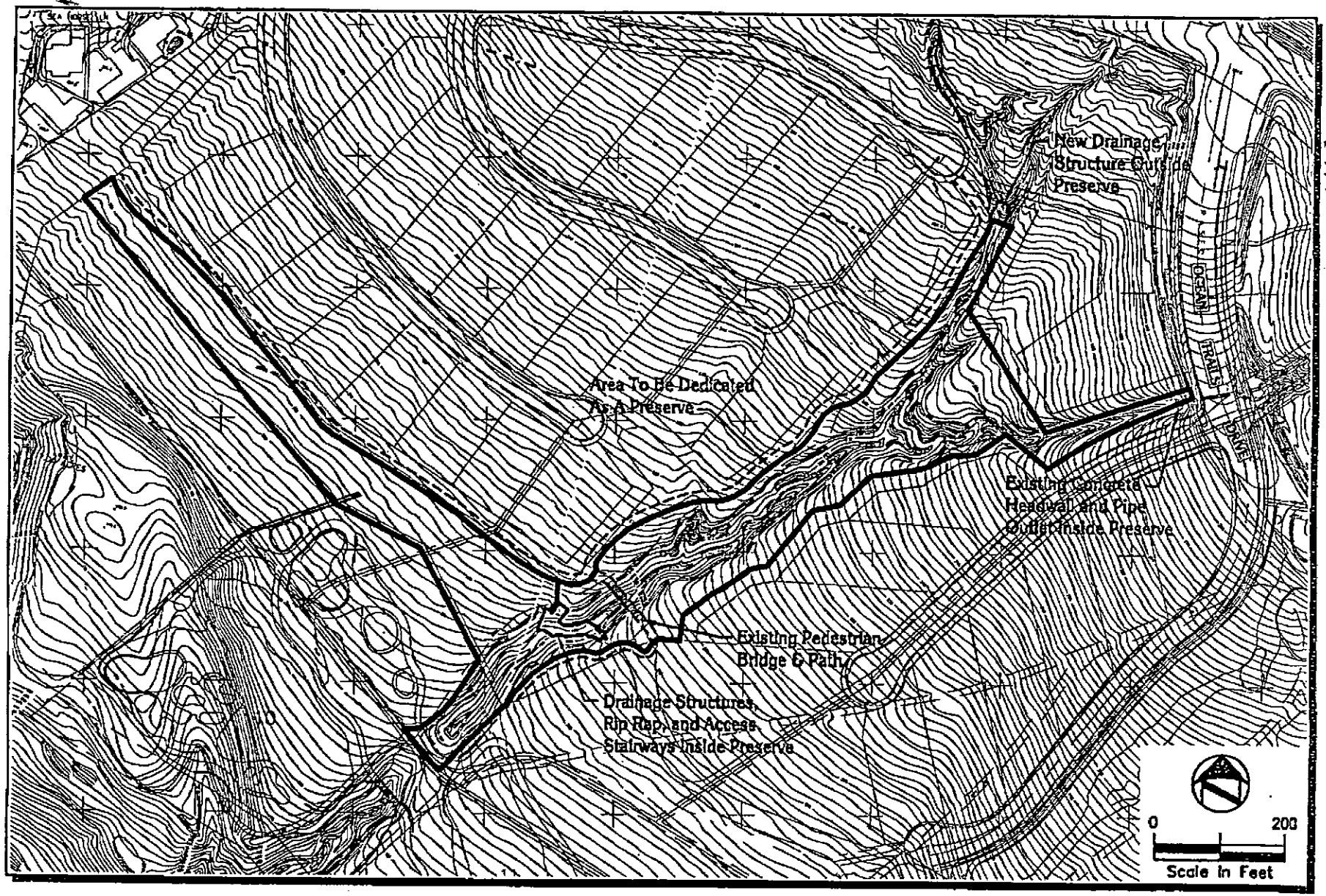
New Drainage Structure Outside Preserve
OCEAN TRAIL
DRIVE
Area To Be Dedicated As A Preserve
Existing Concrete Headwall and Pipe Outlet Inside Preserve
Existing Pedestrian Bridge & Path
Drainage Structures, Rip Rap, and Access Stairways Inside Preserve
0
200
Scale in Feet

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Ocean Trails

Forrestal Draw Preserve (Portion of Lot B Tract 50666)

FIGURE G

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EXHIBIT H

HABITAT AND PUBLIC UTILITIES AREA (LOT C)

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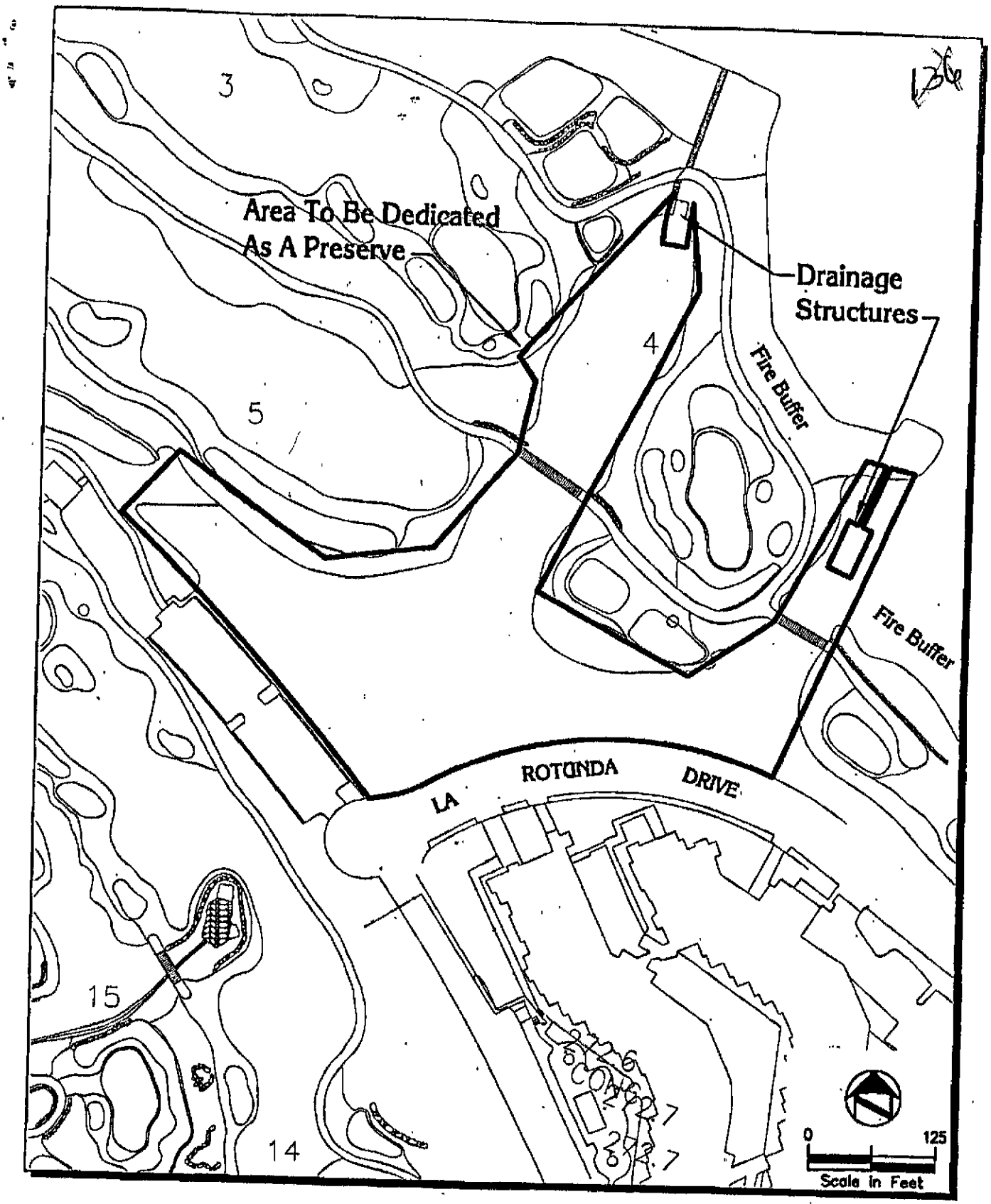

Ocean Trails

FIGURE H

Upper La Rotunda Canyon Preserve (Portion of Lot C Tract 50667)

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EXHIBIT I

STAFF RECOMMENDATIONS AND FINDINGS AMENDED PERMIT

Staff Recommendations and Findings for the referenced Permits and Permit amendment approvals are available for inspection at the offices of the South Coast area office of the California Coastal Commission at 200 Oceangate, Tenth Floor, Long Beach, California 90802.

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EXHIBIT J

LANDSLIDE REMEDIATION AREA

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EXHIBIT J

LANDSLIDE REMEDIATION AREA

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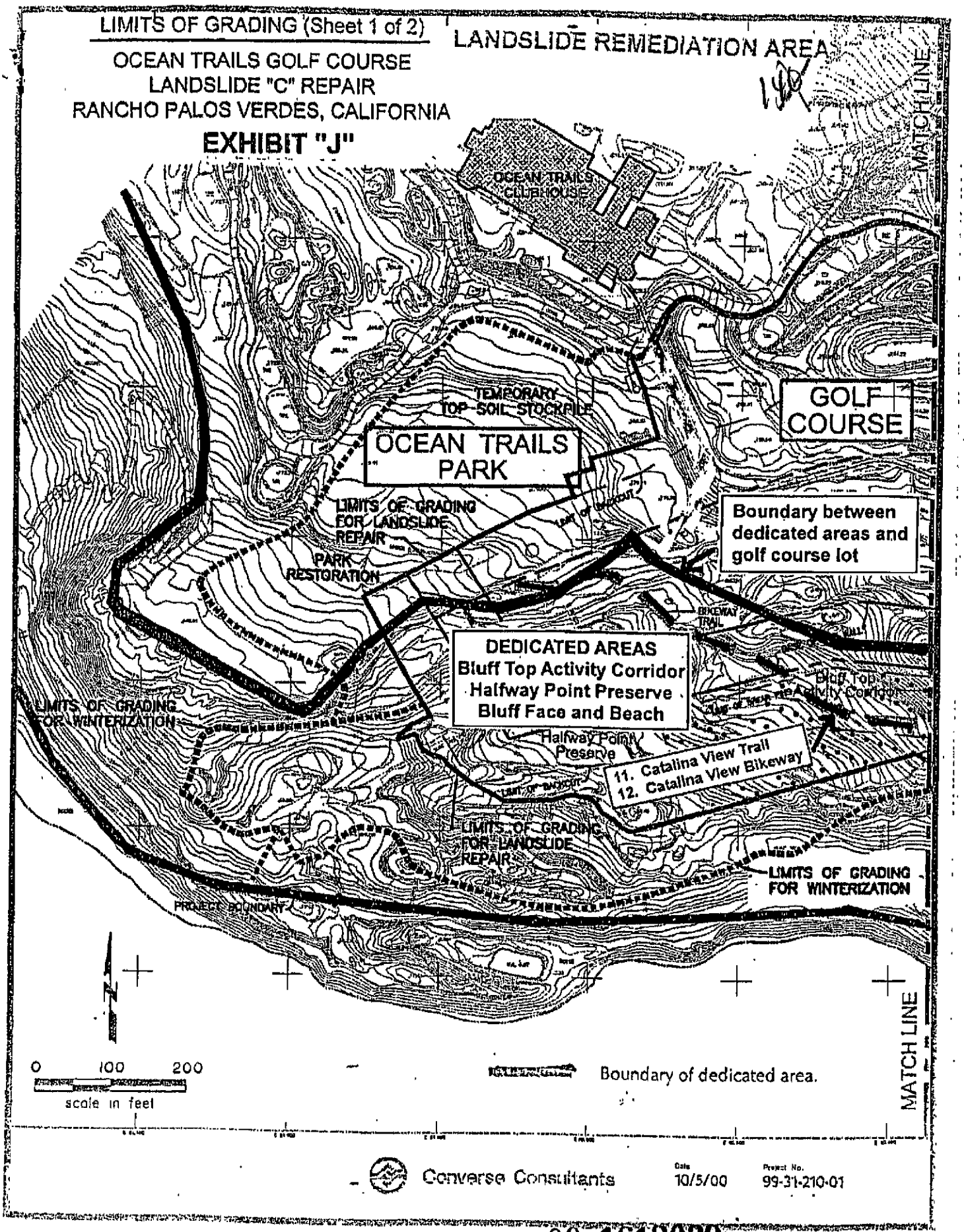
LIMITS OF GRADING (Sheet 1 of 2)

OCEAN TRAILS GOLF COURSE
LANDSLIDE "C" REPAIR
RANCHO PALOS VERDES, CALIFORNIA

EXHIBIT "J"



Converse Consultants

Date 10/5/00

Project No. 99-31-210-01

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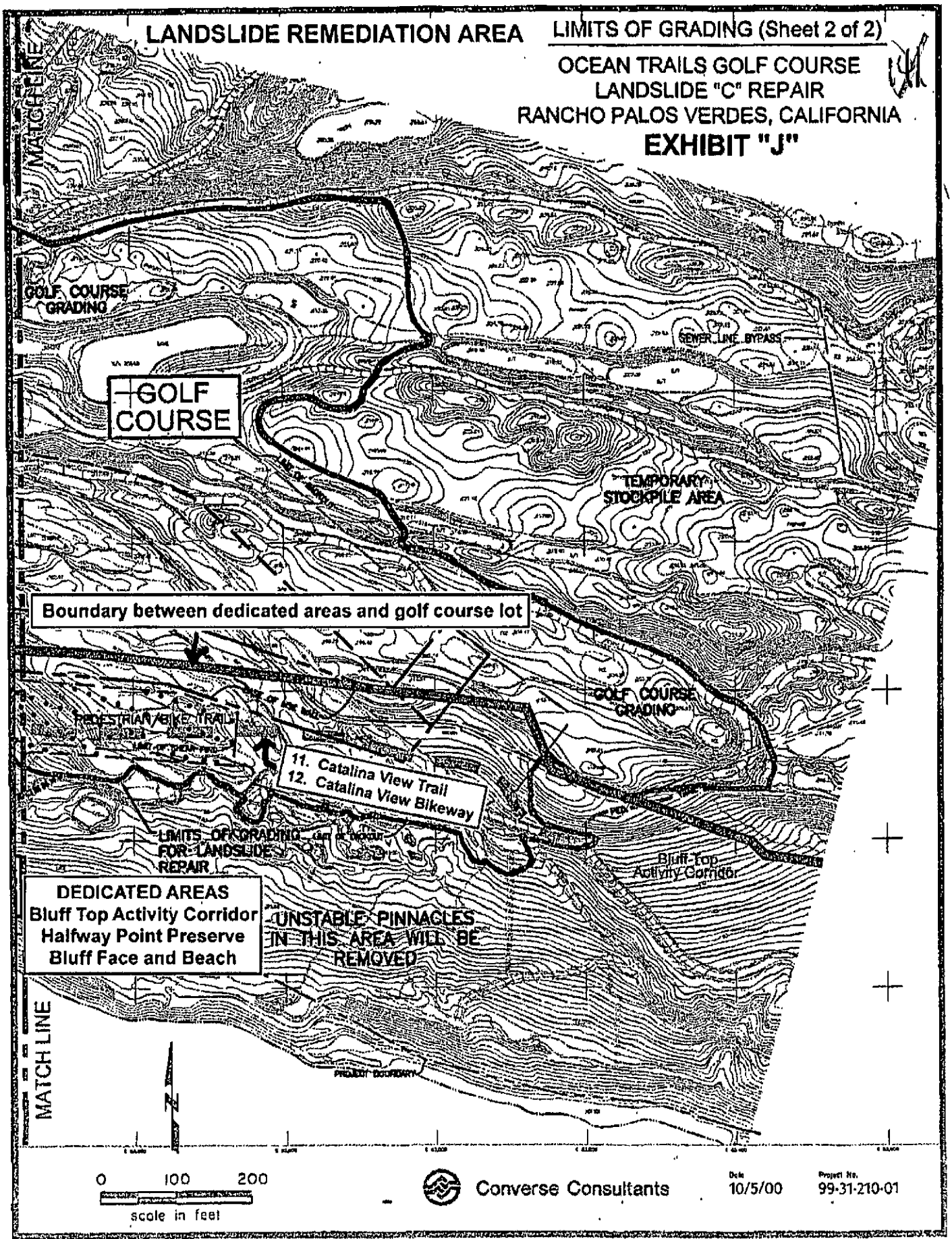

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1st

LEAD SHEET

OK

00 1649980

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
OCT 23 2000
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE		D.T.T.	
FEE $26.00M 5 2			
CODE 20	D.A. FEE Code 20 $ 4.00		
CODE 19			
CODE 9___			

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

IRVLIB-#1436583-v1-Certificate_of_Acceptance_(Irrevocable_Offer_to_Dedic...pdf

K-15

RECORDING REQUESTED BY:
FIDELITY-TARZANA

00 1649980

WHEN RECORDED MAIL TO:
CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219

#3102049

AMENDMENT TO DOCUMENTS

THIS DOCUMENT IS BEING RECORDED AS AN AMENDMENT TO THE RECORDED DOCUMENTS LISTED BELOW EXECUTED BY OCEAN TRAILS, L. P., A CALIFORNIA LIMITED PARTNERSHIP AND THE CALIFORNIA COASTAL COMMISSION IN COMPLIANCE WITH SPECIAL CONDITIONS OF CDP NOS. A-5-RPV-93-005-A1 THROUGH A15.

THE PURPOSE OF THIS AMENDMENT IS TO INCLUDE PARCEL 8 (ATTACHED TO THIS DOCUMENT AS EXHIBIT A-1) IN THE LEGAL DESCRIPTION ATTACHED TO EACH DOCUMENT AS INDICATED BELOW.

1. EXHIBIT D OF THE AMENDED AND RESTATED DEED RESTRICTION RECORDED OCTOBER 17, 2000, AS INSTRUMENT NO. 00-1613036.

2. EXHIBIT A OF THE AMENDED AND RESTATED DEED RESTRICTION RECORDED OCTOBER 17, 2000, AS INSTRUMENT NO. 00-1613037.

3. EXHIBIT A OF THE AMENDED AND RESTATED IRREVOCABLE OFFER TO DEDICATE PUBLIC TRAIL EASEMENT AND DECLARATION OF RESTRICTIONS RECORDED OCTOBER 17, 2000, AS INSTRUMENT NO. 00-1613038.

4. EXHIBIT A OF THE AMENDED AND RESTATED IRREVOCABLE OFFER TO DEDICATE FEE TITLE RECORDED OCTOBER 17, 2000, AS INSTRUMENT NO. 00-1613039.

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Owner hereby agrees to amend the documents recorded on October 17, 2000, as Instrument Nos. 00-1613036, 00-1613037, 00-1613038, 00-1613039 in the County of Los Angeles to include Parcel 8 in the legal descriptions attached to each document.

Dated: Oct. 19, 2000

OCEAN TRAILS, L. P., a California limited partnership

By: Ocean Trails Management LLC, a California limited liability company, general partner

By: _____
Kenneth A. Zuckerman, Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On Oct. 19, 2000, before me, SUE F LEHMAN a Notary Public, personally appeared KENNETH A. ZUCKERMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sue F. Lehman

ESH SUE F. LEHMAN
COMM. #1207702
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Jan. 10, 2003 ESH

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This is to certify that the Amendment to Documents set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission pursuant to authority conferred by the California Coastal Commission when it granted Coastal Development Permit Nos. A-5-RPV-93-005-A1 THROUGH A15 and the Commission consents to recordation thereof by its duly authorized officer.

Dated: October 19, 2000

CALIFORNIA COASTAL COMMISSION

John Bowers, Staff Counsel

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 10/19/00, before me, Deborah L. Bove, a Notary Public, personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Deborah L. Bove

DEBORAH L. BOVE
COMM. #1239052
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Oct. 21, 2003

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Exhibit A-1 (Leasehold Parcel)

A Leasehold as created by that certain lease dated October 1, 1995, executed by Palos Verdes Peninsula Unified School District, as lessor, and Ocean Trails Partners, a California General Partnership, as lessee, and as amended by Amendment No. 1 thereto dated January 9, 1997 as referenced in the document entitled "Memorandum of Lease", which recorded December 3, 1997, as instrument No. 97-1899991, of Official Records, for the term, upon and subject to all the provisions contained in said document, and in said lease, in and to the following described property:

That portion of Lot 100 of Los Angeles, County Assessor's Map No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the Recorder of the County of Los Angeles, State of California, described as follows:

Beginning at the Northwesterly terminus of that certain curve in the proposed centerline of Paseo Del Mar 100 feet wide shown on Los Angeles County Surveyor's Map No. B1156 revised January, 1965, as having a radius of 2000.00 feet and a length of 1801.62 feet, thence Southeasterly along said curve a distance of 1175.00 feet, through a central angle of 33 39' 41" to the Easterly line of the land described in the deed recorded in Book D 3522, Pages 577 to 580 inclusive of Maps in the Office of the County Recorder of said County, thence along said Easterly line South 48 21' 12" West 50.20 feet to a point on the sideline of said Paseo Del Mar a radial to which bears North 63 31' 22" East being also the true point of beginning of this description, thence continuing along said Easterly line South 48 21' 12" West 525.68 feet, thence North 41 38' 48" West 661.96 feet, to a point on a non-tangent curve concave Northwesterly and having a radius of 392.00 feet, a radial to said point bears South 42 51' 21" East, thence Northeasterly along said curve through a central angle of 18 12' 42", a distance of 124.60 feet, thence tangent to said curve North 28 55' 57" East 302.10 feet to the beginning of a tangent curve concave Southerly having a radius of 27.00 feet, thence Easterly and Southeasterly along said curve through a central angle of 91 45' 29", a distance of 43.24 feet to a point on the Southwesterly sideline of said Paseo Del Mar, thence Southeasterly along the Southwesterly sideline of said Paseo Del Mar on a curve having a radius of 1950.00 feet, concave Southwesterly, through a central angle of 22 49' 56", a distance of 777.07 feet to the true point of beginning.

Except therefrom said land the following described property:

That portion of Lot 100 of Los Angeles County Assessor's Map No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said county, and also filed as County Surveyor's Map No. B-1879 on file in the Office of the County Surveyor of said County, within the following described boundaries:

Beginning at the Northwesterly terminus of that certain curve in the proposed centerline of Paseo Del Mar, 80.00 feet wide, described as Parcel 2-2, Part A in deed recorded October 10, 1975 as Instrument No. 5050 of Official Records, in the office of the County Recorder, and shown on Los Angeles County Surveyor's Map No. B-1156 as having a radius of 2000.00 feet and a total length of 1801.62 feet, thence Southeasterly along said curve and arc distance of 117[5.00 feet, through a central angle of 33 degrees 39' 41" to the Easterly line of the land described as Parcel 3 in deed recorded January 4, 1967 in Book D3522 Page 577 of said Official Records, thence along said Easterly line South 48 degrees 21' 42" West 40.16 feet to a point on the sideline of said Paseo Del Mar, thence continuing along said Easterly line South 48 degrees 21' 42" West 523.29 feet to a line parallel with and 12.43 feet Northeasterly measured at right angles, from the Southwesterly line of that certain parcel of land described as Parcel A in the final order of condemnation entered in Los Angeles County, Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, both of said Official Records, said point being

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the true point of beginning of this description, thence along said parallel line North 41 degrees 38' 18" West 662.42 feet to the Northwesterly line of last said Parcel A, being a point on a non-tangent curve concave Northwesterly and having a radius of 392.00 feet, a radial to said point bears South 44 degrees 39' 57" East, thence Southwesterly along said curve to the Southwest corner of the land described in said above mentioned order, thence along said Southwesterly line South 41 degrees 38' 18" East 661.96 feet to the Southeast corner of the land described order, said point being South 48 degrees 21' 42" West 12.43 feet from the point of beginning, thence North 48 degrees 21' 42" East 12.43 feet to the point of beginning.

Assessors Parcel No: 7564-021-008,009,8940-243-018

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EXHIBIT B
TO CERTIFICATE OF ACCEPTANCE

Legal Description of Dedicated Property

1. Lot "B" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

2. Lot "C" of Vesting Tentative Tract Map No. 50666
   (c) Exhibit "A" Legal Description
   (d) Exhibit "B" Plat

3. Lot "D" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

4. Lot "E" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

5. Lot "F" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

6. Lot "I" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

7. Lot "K" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

8. Lot "L" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description
   (b) Exhibit "B" Plat

9. Lot "A" of Vesting Tentative Tract Map No. 50666
   (a) Exhibit "A" Legal Description

10. Lot "G" of Vesting Tentative Tract Map No. 50666
    (a) Exhibit "A" Legal Description

11. Lot "H" of Vesting Tentative Tract Map No. 50666
    (a) Exhibit "A" Legal Description

12. Lots "A" – "E" and "G" – "K" of Final Tract Map No. 50667
    Exhibit "A" Legal Description

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EXHIBIT "A"
LOT "B" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCELS "A" AND "B" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY RIGHT OF WAY OF PALOS VERDES DRIVE SOUTH SHOWN ON A RECORD OF SURVEY FILED IN BOOK 156 PAGES 22 TO 25, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID COURSE SHOWN AS " N 80° 59' 29" W 926.99' "; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 02° 40' 07" WEST 276.96 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 74° 56' 44" EAST 29.14 FEET;

THENCE SOUTH 26° 51' 57" WEST 155.94 FEET;

THENCE SOUTH 33° 10' 43" EAST 219.85 FEET;

THENCE NORTH 72° 18' 56" EAST 230.99 FEET;

THENCE SOUTH 17° 46' 09" EAST 15.66 FEET;

THENCE SOUTH 67° 03' 23" WEST 99.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 653.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 22° 56' 37" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 02' 33" AN ARC DISTANCE OF 148.65 FEET, A RADIAL TO SAID POINT BEARS NORTH 35° 59' 10" WEST;

THENCE NON-TANGENT TO SAID CURVE NORTH 50° 21' 21" WEST 84.16 FEET;

THENCE SOUTH 74° 10' 03" WEST 86.28 FEET;

THENCE SOUTH 58° 16' 35" WEST 62.93 FEET;

THENCE SOUTH 81° 52' 12" WEST 73.40 FEET;

THENCE SOUTH 46° 44' 16" WEST 64.40 FEET;

THENCE SOUTH 78° 16' 38" WEST 43.24 FEET;

THENCE SOUTH 39° 52' 19" WEST 110.72 FEET;

THENCE SOUTH 78° 24' 28" WEST 36.50 FEET;

THENCE SOUTH 53° 55' 50" WEST 116.50 FEET;

THENCE SOUTH 06° 56' 42" WEST 38.35 FEET;

THENCE NORTH 86° 33' 09" WEST 40.45 FEET;

THENCE SOUTH 66° 47' 25" WEST 29.39 FEET;

THENCE SOUTH 70° 54' 19" WEST 100.37 FEET;

THENCE SOUTH 61° 26' 18" WEST 127.08 FEET;

THENCE NORTH 32° 59' 43" WEST 313.36 FEET;

THENCE NORTH 62° 54' 16" WEST 97.00 FEET;

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EXHIBIT “A”
LOT “B” OF VESTING TENTATIVE TRACT MAP 50666

THENCE NORTH 39° 07' 36" WEST 598.23 FEET;

THENCE NORTH 35° 46' 44" EAST 62.14 FEET;

THENCE NORTH 40° 32' 46" EAST 34.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 60.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 69° 18' 45" WEST;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 11' 59" AN ARC DISTANCE OF 52.57 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 160.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 60° 29' 16" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 10' 05" AN ARC DISTANCE OF 45.15 FEET, A RADIAL TO SAID POINT BEARS SOUTH 44° 19' 11" WEST;

THENCE TANGENT TO SAID CURVE SOUTH 45° 40' 49" EAST 117.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 600.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 44° 19' 11" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 24' 32" AN ARC DISTANCE OF 98.53 FEET, A RADIAL TO SAID POINT BEARS NORTH 53° 43' 43" EAST;

THENCE TANGENT TO SAID CURVE SOUTH 36° 16' 17" EAST 68.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 53° 43' 43" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 30' 14" AN ARC DISTANCE OF 87.40 FEET, A RADIAL TO SAID POINT BEARS SOUTH 51° 13' 29" WEST;

THENCE TANGENT TO SAID CURVE SOUTH 38° 46' 31" EAST 58.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 40.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 51° 13' 29" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 02' 52" AN ARC DISTANCE OF 13.30 FEET, A RADIAL TO SAID POINT BEARS SOUTH 32° 10' 37" WEST;

THENCE TANGENT TO SAID CURVE SOUTH 57° 49' 23" EAST 79.85 FEET;

THENCE SOUTH 64° 11' 21" EAST 383.78 FEET;

THENCE NORTH 59° 06' 37" EAST 17.85 FEET;

THENCE NORTH 44° 36' 22" EAST 53.11 FEET;

THENCE NORTH 39° 06' 27" EAST 157.50 FEET;

THENCE NORTH 50° 55' 14" EAST 76.97 FEET;

THENCE NORTH 81° 23' 09" EAST 109.09 FEET;

THENCE NORTH 73° 28' 56" EAST 40.87 FEET;

THENCE NORTH 53° 18' 11" EAST 140.29 FEET;

THENCE NORTH 32° 13' 24" EAST 247.22 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5.794 ACRES, MORE OR LESS;

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EXHIBIT "A"
LOT "B" OF VESTING TENTATIVE TRACT MAP 50666

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY: _____

L.S. No. 9143 DATE:

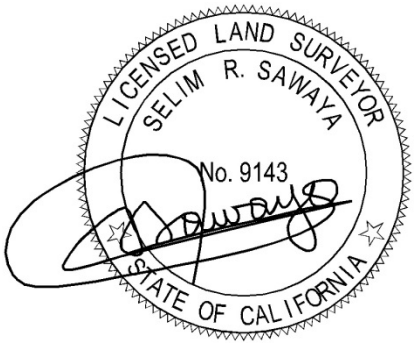
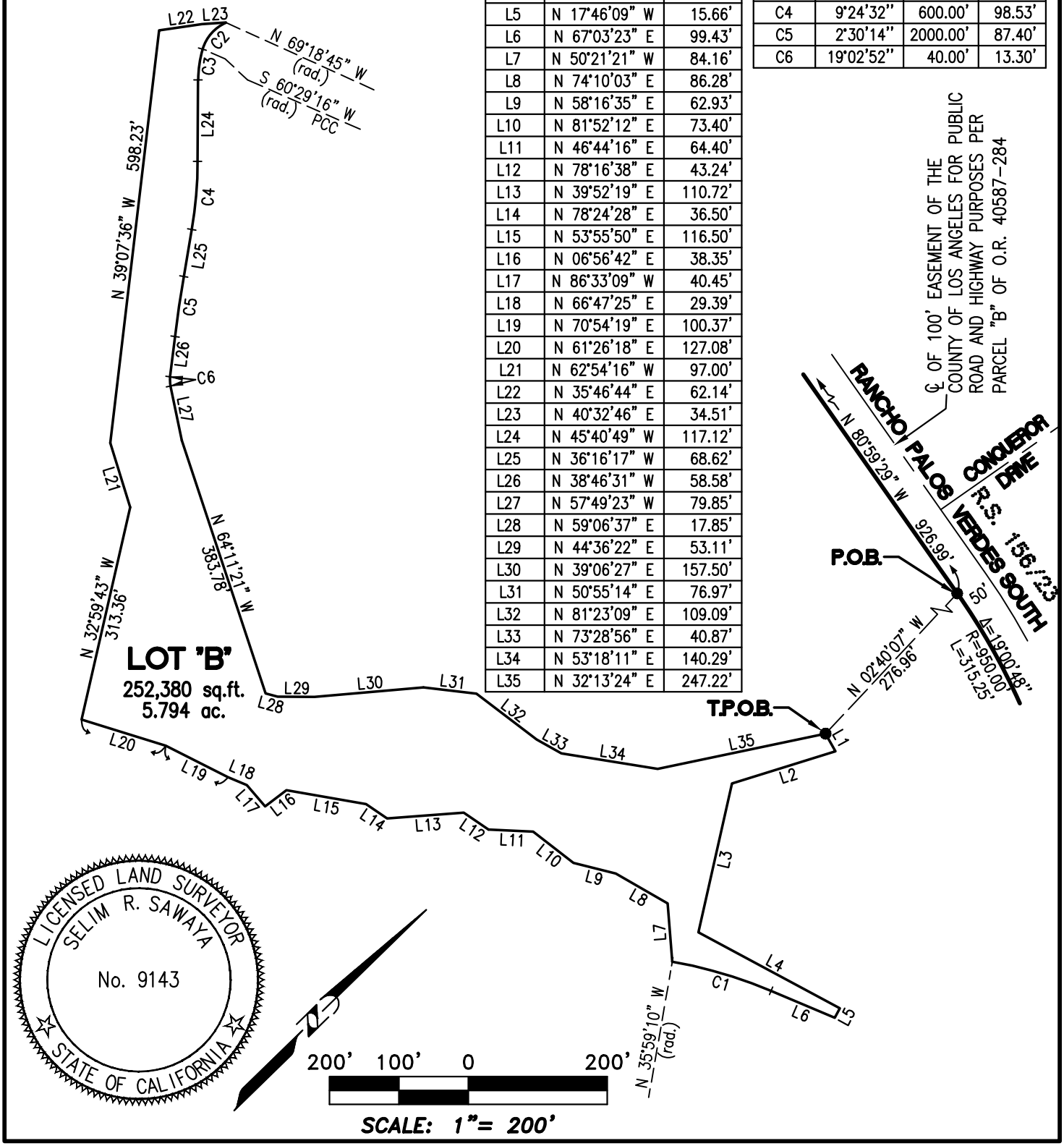


EXHIBIT "B"
LOT 'B' - TENTATIVE TRACT MAP NO. 50666

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 74°56'44" W	29.14'
L2	N 26°51'57" E	155.94'
L3	N 33°10'43" W	219.85'
L4	N 72°18'56" E	230.99'
L5	N 17°46'09" W	15.66'
L6	N 67°03'23" E	99.43'
L7	N 50°21'21" W	84.16'
L8	N 74°10'03" E	86.28'
L9	N 58°16'35" E	62.93'
L10	N 81°52'12" E	73.40'
L11	N 46°44'16" E	64.40'
L12	N 78°16'38" E	43.24'
L13	N 39°52'19" E	110.72'
L14	N 78°24'28" E	36.50'
L15	N 53°55'50" E	116.50'
L16	N 06°56'42" E	38.35'
L17	N 86°33'09" W	40.45'
L18	N 66°47'25" E	29.39'
L19	N 70°54'19" E	100.37'
L20	N 61°26'18" E	127.08'
L21	N 62°54'16" W	97.00'
L22	N 35°46'44" E	62.14'
L23	N 40°32'46" E	34.51'
L24	N 45°40'49" W	117.12'
L25	N 36°16'17" W	68.62'
L26	N 38°46'31" W	58.58'
L27	N 57°49'23" W	79.85'
L28	N 59°06'37" E	17.85'
L29	N 44°36'22" E	53.11'
L30	N 39°06'27" E	157.50'
L31	N 50°55'14" E	76.97'
L32	N 81°23'09" E	109.09'
L33	N 73°28'56" E	40.87'
L34	N 53°18'11" E	140.29'
L35	N 32°13'24" E	247.22'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°02'33"	653.00'	148.65'
C2	50°11'59"	60.00'	52.57'
C3	16°10'05"	160.00'	45.15'
C4	9°24'32"	600.00'	98.53'
C5	2°30'14"	2000.00'	87.40'
C6	19°02'52"	40.00'	13.30'



SCALE: 1"= 200'

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EXHIBIT "A"

LOT "C" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCELS "A" AND "B" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY RIGHT OF WAY OF PALOS VERDES DRIVE SOUTH AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 156 PAGES 22 TO 25, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID COURSE SHOWN AS " N 80° 59' 29" W 926.99' "; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 10° 46' 13" WEST 220.74 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 44° 01' 19" EAST 21.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 45° 58' 41" WEST;

THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 55' 25" AN ARC DISTANCE OF 29.14 FEET, A RADIAL TO SAID POINT BEARS SOUTH 15° 03' 16" WEST;

THENCE TANGENT TO SAID CURVE SOUTH 74° 56' 44" EAST 81.60 FEET;

THENCE SOUTH 26° 51' 57" WEST 172.26 FEET;

THENCE SOUTH 33° 10' 43" EAST 186.39 FEET;

THENCE NORTH 72° 18' 56" EAST 217.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 669.20 FEET, A RADIAL TO SAID POINT BEARS SOUTH 75° 02' 32" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 13' 33" AN ARC DISTANCE OF 49.36 FEET, A RADIAL TO SAID POINT BEARS SOUTH 70° 48' 59" WEST TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 17.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 70° 48' 59" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 14' 24" AN ARC DISTANCE OF 25.59 FEET, A RADIAL TO SAID POINT BEARS SOUTH 22° 56' 37" EAST;

THENCE TANGENT TO SAID CURVE SOUTH 67° 03' 23" WEST 86.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 628.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 22° 56' 37" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 48' 22" AN ARC DISTANCE OF 162.28 FEET, A RADIAL TO SAID POINT BEARS NORTH 37° 44' 59" WEST;

THENCE NON-TANGENT TO SAID CURVE NORTH 50° 21' 21" WEST 90.73 FEET;

THENCE SOUTH 74° 10' 03" WEST 69.64 FEET;

THENCE SOUTH 58° 16' 35" WEST 64.66 FEET;

THENCE SOUTH 81° 52' 12" WEST 70.71 FEET;

THENCE SOUTH 46° 44' 16" WEST 63.54 FEET;

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EXHIBIT “A”

LOT “C” OF VESTING TENTATIVE TRACT MAP 50666

THENCE SOUTH 78° 16' 38" WEST 41.59 FEET;

THENCE SOUTH 39° 52' 19" WEST 110.75 FEET;

THENCE SOUTH 78° 24' 28" WEST 39.81 FEET;

THENCE SOUTH 53° 55' 50" WEST 100.21 FEET;

THENCE SOUTH 06° 56' 42" WEST 25.95 FEET;

THENCE NORTH 86° 33' 09" WEST 25.05 FEET;

THENCE NORTH 06° 56' 42" EAST 38.35 FEET;

THENCE NORTH 53° 55' 50" EAST 116.50 FEET;

THENCE NORTH 78° 24' 28" EAST 36.50 FEET;

THENCE NORTH 39° 52' 19" EAST 110.72 FEET;

THENCE NORTH 78° 16' 38" EAST 43.24 FEET;

THENCE NORTH 46° 44' 16" EAST 64.40 FEET;

THENCE NORTH 81° 52' 12" EAST 73.40 FEET;

THENCE NORTH 58° 16' 35" EAST 62.93 FEET;

THENCE NORTH 74° 10' 03" EAST 86.28 FEET;

THENCE SOUTH 50° 21' 21" EAST 84.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 653.00 FEET A RADIAL TO SAID POINT BEARS NORTH 35° 59' 10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 02' 33" AN ARC DISTANCE OF 148.65 FEET, A RADIAL TO SAID POINT BEARS NORTH 22° 56' 37" WEST;

THENCE TANGENT TO SAID CURVE NORTH 67° 03' 23" EAST 99.43 FEET;

THENCE NORTH 17° 46' 09" WEST 15.66 FEET;

THENCE SOUTH 72° 18' 56" WEST 230.99 FEET;

THENCE NORTH 33° 10' 43" WEST 219.85 FEET;

THENCE NORTH 26° 51' 57" EAST 155.94 FEET;

THENCE NORTH 74° 56' 44" WEST 29.14 FEET;

THENCE SOUTH 32° 13' 24" WEST 222.19 FEET;

THENCE NORTH 53° 05' 31" WEST 220.34 FEET;

THENCE NORTH 61° 48' 58" WEST 215.52 FEET;

THENCE NORTH 77° 57' 27" WEST 286.27 FEET;

THENCE NORTH 62° 46' 36" WEST 301.42 FEET;

THENCE NORTH 00° 14' 16" EAST 62.86 FEET;

THENCE NORTH 77° 50' 11" EAST 3.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 92.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 12° 09' 49" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 24' 05" AN ARC DISTANCE OF 19.91 FEET, A RADIAL TO SAID POINT BEARS NORTH 00° 14' 16" EAST;

THENCE TANGENT TO SAID CURVE SOUTH 89° 45' 44" EAST 1.71 FEET;

THENCE SOUTH 00° 14' 16" WEST 50.46 FEET;

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EXHIBIT "A"

LOT "C" OF VESTING TENTATIVE TRACT MAP 50666

THENCE SOUTH 62° 46' 36" EAST 282.76 FEET;

THENCE SOUTH 77° 57' 27" EAST 286.49 FEET;

THENCE SOUTH 61° 48' 58" EAST 220.97 FEET;

THENCE SOUTH 53° 05' 31" EAST 195.11 FEET;

THENCE NORTH 32° 13' 24" EAST 157.76 FEET;

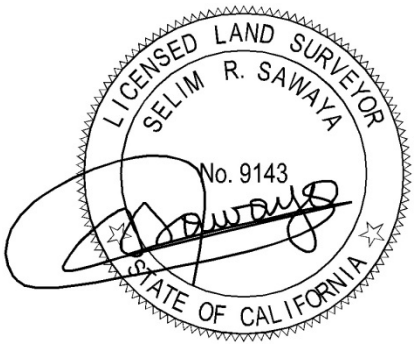
THENCE NORTH 12° 21' 35" WEST 42.29 FEET;

THENCE NORTH 32° 59' 07" WEST 34.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 17° 11' 47" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 59' 42" AN ARC DISTANCE OF 16.75 FEET, A RADIAL TO SAID POINT BEARS SOUTH 41° 11' 29" EAST TO THE POINT OF BEGINNING;

CONTAINING 1.694 ACRES, MORE OR LESS;

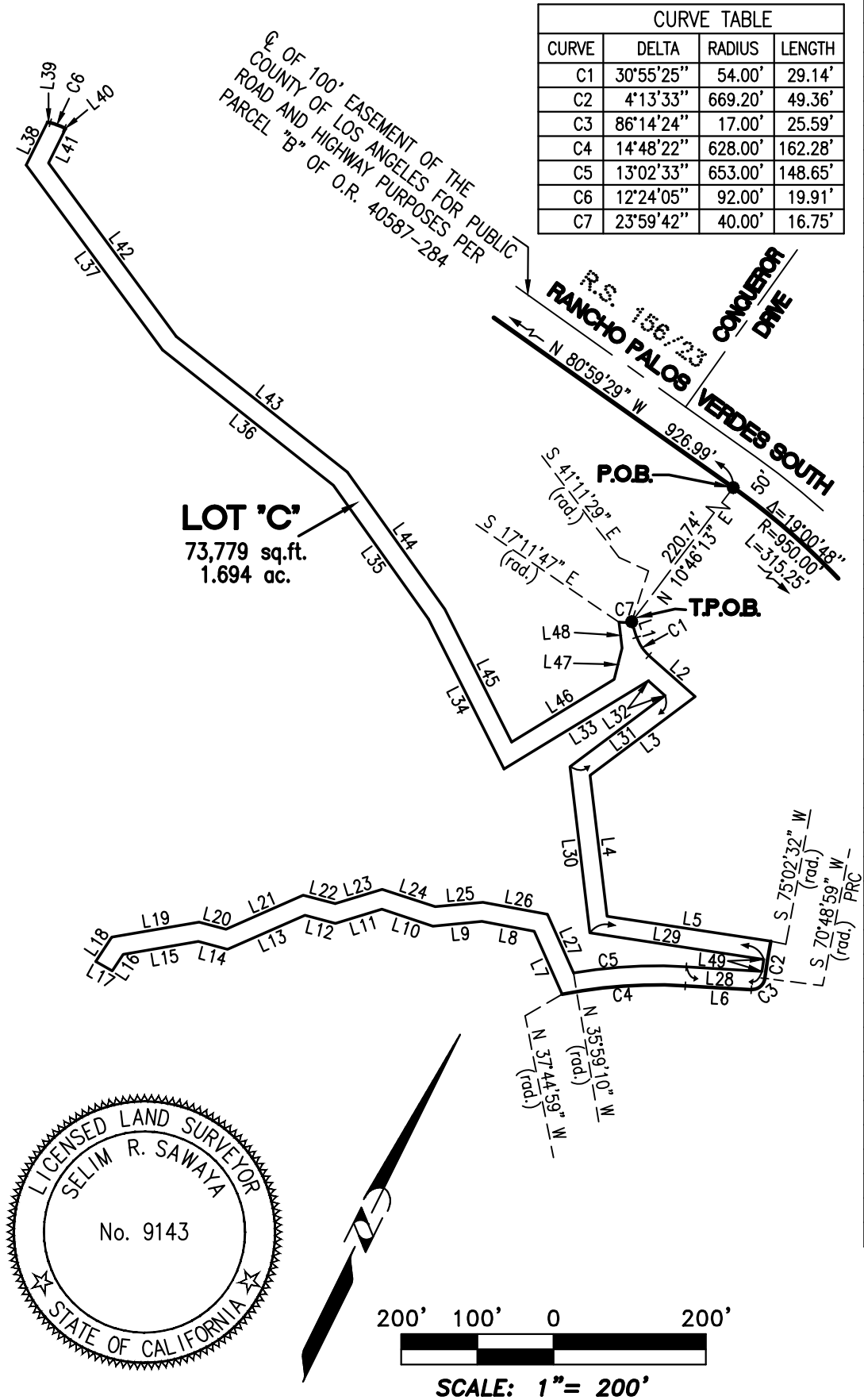
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



BY:_____

L.S. No. 9143 DATE:

EXHIBIT "B"
LOT "C" - TENTATIVE TRACT MAP NO. 50666



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	30°55'25"	54.00'	29.14'
C2	4°13'33"	669.20'	49.36'
C3	86°14'24"	17.00'	25.59'
C4	14°48'22"	628.00'	162.28'
C5	13°02'33"	653.00'	148.65'
C6	12°24'05"	92.00'	19.91'
C7	23°59'42"	40.00'	16.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 44°01'19" W	21.42'
L2	N 74°56'44" W	81.60'
L3	N 26°51'57" E	172.26'
L4	N 33°10'43" W	186.39'
L5	N 72°18'56" E	217.70'
L6	N 67°03'23" E	86.82'
L7	N 50°21'21" W	90.73'
L8	N 74°10'03" E	69.64'
L9	N 58°16'35" E	64.66'
L10	N 81°52'12" E	70.71'
L11	N 46°44'16" E	63.54'
L12	N 78°16'38" E	41.59'
L13	N 39°52'19" E	110.75'
L14	N 78°24'28" E	39.81'
L15	N 53°55'50" E	100.21'
L16	N 06°56'42" E	25.95'
L17	N 86°33'09" W	25.05'
L18	N 06°56'42" E	38.35'
L19	N 53°55'50" E	116.50'
L20	N 78°24'28" E	36.50'
L21	N 39°52'19" E	110.72'
L22	N 78°16'38" E	43.24'
L23	N 46°44'16" E	64.40'
L24	N 81°52'12" E	73.40'
L25	N 58°16'35" E	62.93'
L26	N 74°10'03" E	86.28'
L27	N 50°21'21" W	84.16'
L28	N 67°03'23" E	99.43'
L29	N 72°18'56" E	230.99'
L30	N 33°10'43" W	219.85'
L31	N 26°51'57" E	155.94'
L32	N 74°56'44" W	29.14'
L33	N 32°13'24" E	222.19'
L34	N 53°05'31" W	220.34'
L35	N 61°48'58" W	215.52'
L36	N 77°57'27" W	286.27'
L37	N 62°46'36" W	301.42'
L38	N 00°14'16" E	62.86'
L39	N 77°50'11" E	3.61'
L40	N 89°45'44" W	1.71'
L41	N 00°14'16" E	50.46'
L42	N 62°46'36" W	282.76'
L43	N 77°57'27" W	286.49'
L44	N 61°48'58" W	220.97'
L45	N 53°05'31" W	195.11'
L46	N 32°13'24" E	157.76'
L47	N 12°21'35" W	42.29'
L48	N 32°59'07" W	34.11'
L49	N 17°46'09" W	15.66'

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EXHIBIT "A"

LOT "D" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCELS "A" AND "B", IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF TRACT NO. 16540 AS PER MAP FILED IN BOOK 625 PAGES 76 TO 77 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING IN THE SOUTHERLY RIGHT OF WAY CURVE OF PALOS VERDES DRIVE SOUTH 40.00 FEET WIDE. SAID CURVE IS CONCAVE NORTHERLY AND HAVING A RADIUS OF 2040.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 15° 29' 48" WEST;

THENCE EASTERLY ALONG THE RIGHT OF WAY OF PALOS VERDES DRIVE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 36' 48" AN ARC DISTANCE OF 21.84 FEET, TO THE BEGINNING OF A TANGENT REVERSE CURVE HAVING A RADIUS OF 27.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 14° 53' 00" EAST;

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 33' 31" AN ARC DISTANCE OF 41.73 FEET, A RADIAL TO SAID POINT BEARS SOUTH 76° 33' 29" EAST;

THENCE, TANGENT TO SAID CURVE, SOUTH 13° 26' 31" WEST 4.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 275.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 76° 33' 29" WEST

THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 27' 28", AN ARC DISTANCE OF 16.60 FEET, TO THE BEGINNING OF A TANGENT REVERSE CURVE HAVING A RADIUS OF 92.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 80° 00' 57" WEST;

THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 16' 45", AN ARC DISTANCE OF 8.48 FEET, A RADIAL TO SAID POINT BEARS SOUTH 74° 44' 12" EAST;

THENCE, TANGENT TO SAID CURVE, SOUTH 15° 15' 48" WEST 50.00 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET A RADIAL TO SAID POINT BEARS NORTH 74° 44' 12" WEST;

THENCE, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 04' 02", AN ARC DISTANCE OF 56.61 FEET, A RADIAL TO SAID POINT BEARS SOUTH 45° 11' 46" WEST;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 29° 54' 41" WEST 57.80 FEET;

THENCE, SOUTH 45° 33' 38" WEST 73.03 FEET;

THENCE, SOUTH 54° 59' 10" WEST 107.03 FEET;

THENCE, SOUTH 40° 32' 46" WEST 111.37 FEET;

THENCE, SOUTH 35° 46' 44" WEST 62.14 FEET;

THENCE, SOUTH 53° 55' 23" WEST 74.85 FEET;

THENCE, SOUTH 13° 31' 42" WEST 136.80 FEET;

THENCE, SOUTH 25° 42' 36" WEST 29.97 FEET;

THENCE, NORTH 75° 16' 37" WEST 143.46 FEET TO A POINT ALONG THE EASTERLY BOUNDARY OF SAID TRACT 16540, SAID POINT BEING DISTANT NORTH 62° 11' 54" EAST 277.86 FEET FROM THE MOST SOUTHERLY CORNER OF SAID TRACT

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EXHIBIT "A"

LOT "D" OF VESTING TENTATIVE TRACT MAP 50666

THENCE, NORTHEASTERLY ALONG SAID BOUNDARY, THE FOLLOWING 2 COURSES;

THENCE NORTH 62° 11' 54" EAST 66.67 FEET;

THENCE, NORTH 14° 52' 55" EAST 35.24 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID TRACT;

THENCE DEPARTING SAID BOUNDARY, SOUTH 75° 07' 05" EAST 19.00 FEET;

THENCE, NORTH 05° 20' 15" EAST 114.59 FEET TO A POINT ALONG SAID BOUNDARY, SAID POINT BEING DISTANT SOUTH 14° 52' 55" WEST 7.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT;

THENCE, ALONG SAID BOUNDARY, THE FOLLOWING 2 COURSES:

THENCE, NORTH 14° 52' 55" EAST 7.00 FEET TO THE NORTHEAST CORNER OF SAID LOT;

THENCE, NORTH 53° 55' 23" EAST 408.04 FEET TO THE SOUTHEAST CORNER OF LOT 22 OF SAID TRACT

THENCE, DEPARTING SAID BOUNDARY, NORTH 53° 55' 23" EAST 11.23 FEET;

THENCE, NORTH 19° 37' 55" EAST 52.60 FEET;

THENCE, NORTH 15° 17' 02" EAST 35.50 FEET;

THENCE, NORTH 74° 30' 12" WEST 6.00 FEET TO A POINT BEING DISTANT SOUTH 74° 30' 12" EAST 5.00 FEET FROM THE SOUTHEAST CORNER OF LOT 10 OF SAID TRACT;

THENCE, NORTH 15° 29' 48" EAST 70.00 FEET;

THENCE, NORTH 74° 30' 12" WEST 5.00 FEET TO THE NORTHEAST CORNER OF SAID LOT OF SAID TRACT

THENCE, NORTH 15° 29' 48" EAST 52.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.332 ACRES, MORE OR LESS;

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY:_____

L.S. No. 9143 DATE:

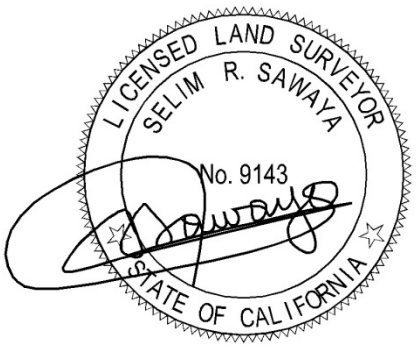

EXHIBIT "B"
LOT 'D' - TENTATIVE TRACT MAP NO. 50666

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 15°15'48" E	50.00'
L2	N 29°54'41" E	57.80'
L3	N 45°33'38" E	73.03'
L4	N 54°59'10" E	107.03'
L5	N 40°32'46" E	111.37'
L6	N 35°46'44" E	62.14'
L7	N 53°55'23" E	74.85'
L8	N 13°31'42" E	136.80'
L9	N 25°42'36" E	29.97'
L10	N 75°16'37" W	143.46'
L11	N 14°52'55" E	35.24'
L12	N 13°26'31" E	4.00'
L12	N 75°07'05" W	19.00'
L13	N 05°20'15" E	114.59'
L14	N 14°52'55" E	7.00'
L15	N 53°55'23" E	11.23'
L16	N 19°37'55" E	52.60'
L17	N 15°17'02" E	35.50'
L18	N 74°30'12" W	6.00'
L19	N 15°29'48" E	70.00'
L20	N 74°30'12" W	5.00'
L21	N 15°29'48" E	52.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°36'48"	2040.00'	21.84'
C2	5°52'29"	2040.00'	209.17'
C3	88°33'31"	27.00'	41.73'
C4	3°27'28"	275.00'	16.60'
C5	5°16'45"	92.00'	8.48'
C6	60°04'02"	54.00'	56.61'

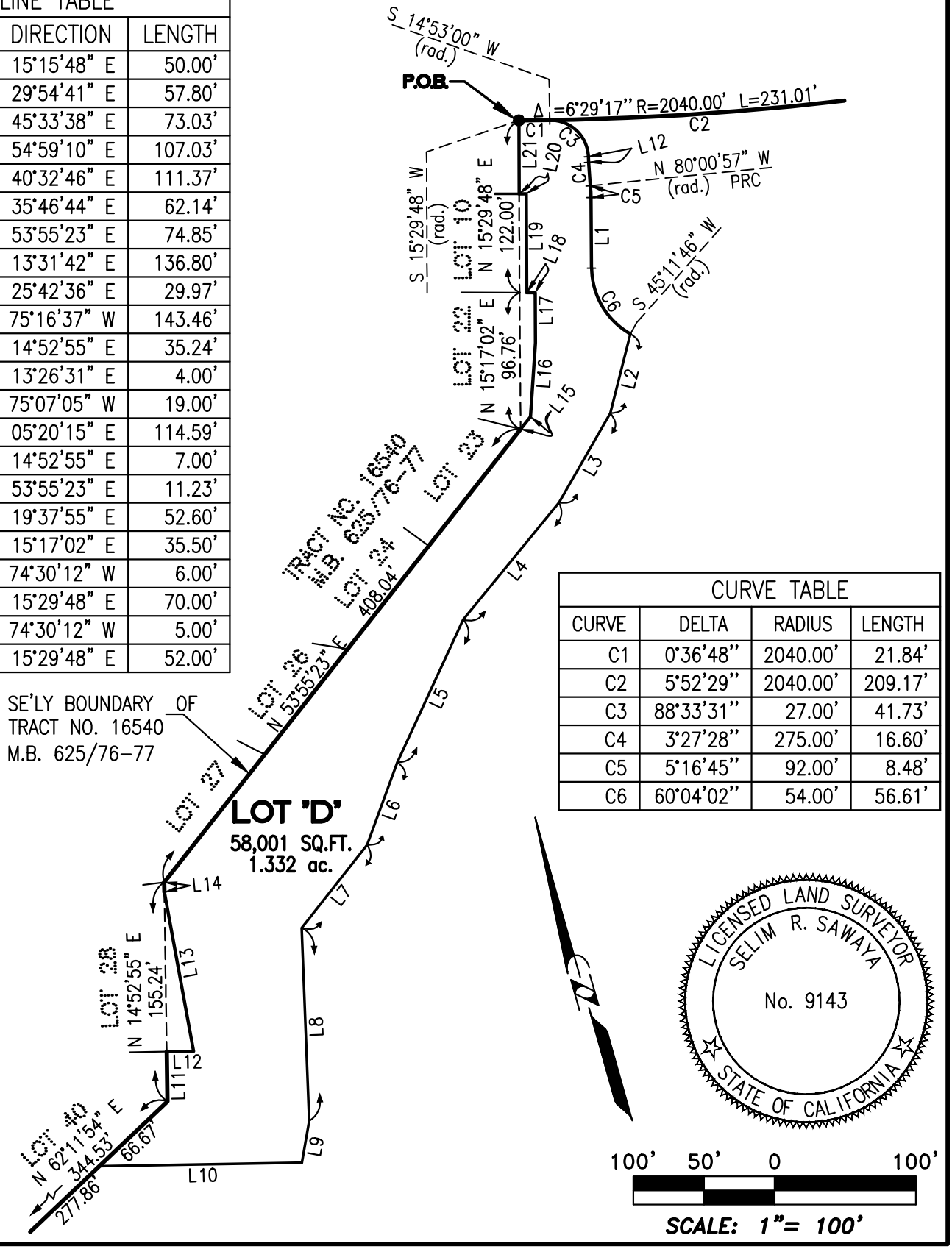

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EXHIBIT "A"

LOT "E" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCEL "B" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF TRACT NO. 16540 AS SHOWN ON THE MAP RECORDED IN BOOK 625 PAGES 76 AND 77, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE, ALONG THE BOUNDARY OF SAID TRACT, NORTH 62° 11' 54" EAST 178.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 62° 11' 54" EAST 99.79 FEET;

THENCE DEPARTING SAID BOUNDARY, SOUTH 75° 16' 37" EAST 143.46 FEET;

THENCE NORTH 25° 42' 36" EAST 29.97 FEET;

THENCE NORTH 13° 31' 42" EAST 136.80 FEET;

THENCE NORTH 53° 55' 23" EAST 74.85 FEET;

THENCE SOUTH 39° 07' 36" EAST 598.23 FEET;

THENCE SOUTH 70° 59' 11" WEST 156.54 FEET;

THENCE SOUTH 47° 21' 41" WEST 359.94 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RANCHO PALOS VERDES AS LOT "G" BY GRAND DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 11-0719715, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID BOUNDARY THE FOLLOWING 5 COURSES;

THENCE SOUTH 47° 21' 41" WEST 51.95 FEET;

THENCE NORTH 53° 50' 04" WEST 244.02 FEET;

THENCE NORTH 06° 58' 30" WEST 189.40 FEET;

THENCE NORTH 33° 01' 26" WEST 71.56 FEET;

THENCE NORTH 00° 00' 22" WEST 187.92 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 7.004 ACRES, MORE OR LESS;

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY:_____

L.S. No. 9143 DATE:

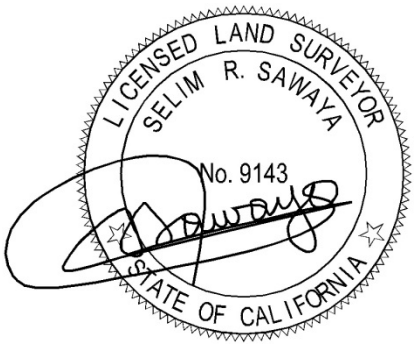
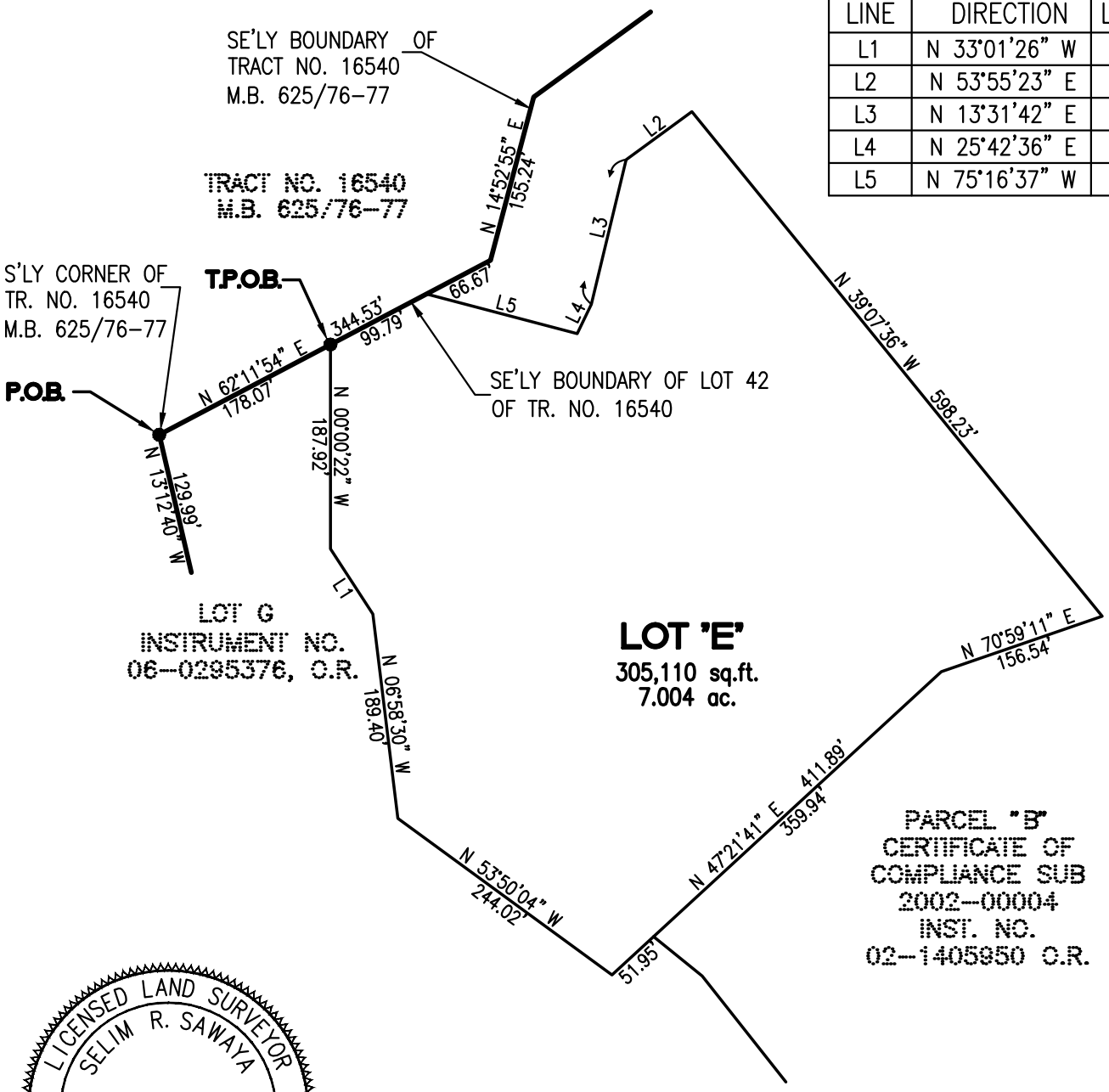


EXHIBIT "B"
LOT 'E' - TENTATIVE TRACT MAP NO. 50666

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 33°01'26" W	71.56'
L2	N 53°55'23" E	74.85'
L3	N 13°31'42" E	136.80'
L4	N 25°42'36" E	29.97'
L5	N 75°16'37" W	143.46'



LICENSED LAND SURVEYOR
SELIM R. SAWAYA
No. 9143
STATE OF CALIFORNIA

150' 75' 0 150'

SCALE: 1"= 150'

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EXHIBIT "A"

LOT "F" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCELS "B" AND "D" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF RANCHO PALOS VERDES AS LOT "G" BY GRAND DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 11-0719715, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID COURSE DESCRIBED AS "SOUTH 72° 09' 07" WEST 401.31 FEET";

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE COURSES:

SOUTH 72° 09' 07" WEST 401.31 FEET;

NORTH 87° 35' 20" WEST 190.17 FEET;

NORTH 69° 55' 43" WEST 55.36 FEET;

NORTH 36° 27' 03" WEST 218.81 FEET;

NORTH 36° 52' 12" EAST 10.00 FEET;

THENCE, LEAVING SAID NORTHERLY BOUNDARY, NORTH 37° 31' 42" EAST 87.01 FEET;

THENCE NORTH 50° 37' 50" EAST 100.90 FEET;

THENCE SOUTH 86° 39' 58" EAST 103.17 FEET;

THENCE NORTH 74° 55' 53" EAST 80.78 FEET;

THENCE SOUTH 43° 03' 31" EAST 83.49 FEET;

THENCE SOUTH 65° 12' 55" EAST 417.45 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.576 ACRES, MORE OR LESS;

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY:_____

L.S. No. 9143 DATE:

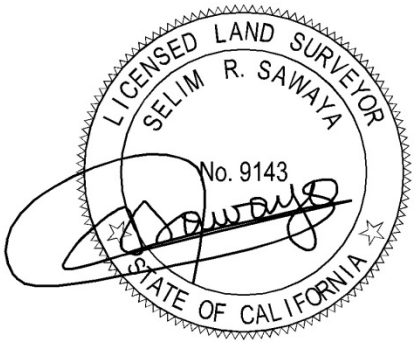
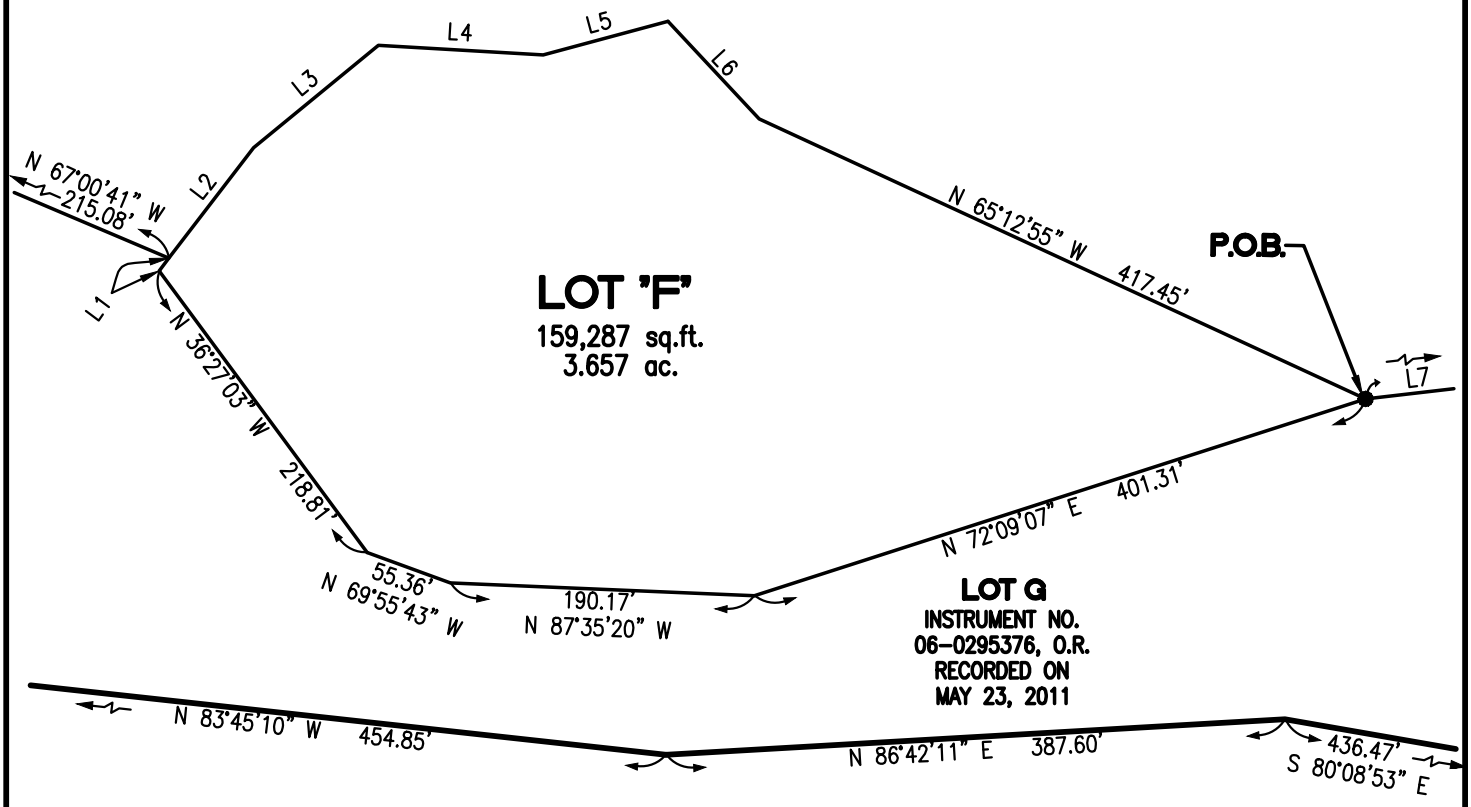


EXHIBIT "B"
LOT 'F' - TENTATIVE TRACT MAP NO. 50666



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 36°52'12" E	10.00'
L2	N 37°31'42" E	87.01'
L3	N 50°37'50" E	100.90'
L4	N 86°39'58" W	103.17'
L5	N 74°55'53" E	80.78'
L6	N 43°03'31" W	83.49'
L7	N 83°28'49" E	105.68'

120' 60' 0 120'

SCALE: 1"= 120'

LICENSED LAND SURVEYOR
SELIM R. SAWAYA
No. 9143
STATE OF CALIFORNIA

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EXHIBIT A

LOT "I" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCEL "B" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF NORTH 58° 06' 33" WEST 53.00 FEET IN THE NORTHERLY BOUNDARY OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF RANCHO PALOS VERDES AS LOT "G", BY GRANT DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 11-0719715, OF OFFICIAL RECORDS;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID LOT "G", THE FOLLOWING 9 COURSES;

THENCE, NORTH 50° 42' 38" WEST 42.64 FEET;

THENCE, NORTH 26° 33' 54" EAST 58.14 FEET;

THENCE, NORTH 45° 56' 21" EAST 129.42 FEET;

THENCE, NORTH 03° 19' 04" WEST 138.23 FEET;

THENCE, NORTH 19° 51' 19" WEST 114.83 FEET;

THENCE, NORTH 40° 51' 33" WEST 313.36 FEET;

THENCE, NORTH 58° 22' 20" WEST 182.03 FEET;

THENCE, NORTH 38° 17' 25" WEST 124.28 FEET;

THENCE, NORTH 51° 03' 43" WEST 57.58 FEET;

THENCE, DEPARTING SAID NORTHERLY BOUNDARY, NORTH 47° 21' 41" EAST 50.55 FEET;

THENCE, SOUTH 51° 03' 43" EAST 55.77 FEET;

THENCE, SOUTH 38° 17' 25" EAST 121.02 FEET;

THENCE, SOUTH 58° 22' 20" EAST 180.87 FEET;

THENCE, SOUTH 40° 51' 33" EAST 330.33 FEET;

THENCE, SOUTH 19° 51' 19" EAST 131.36 FEET;

THENCE, SOUTH 03° 19' 04" EAST 186.05 FEET;

THENCE, SOUTH 74° 48' 17" EAST 25.13 FEET;

THENCE, SOUTH 56° 11' 07" WEST 181.16 FEET;

THENCE, SOUTH 26° 33' 54" WEST 26.83 FEET TO THE POINT OF BEGINNING;

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EXHIBIT A

LOT "I" OF VESTING TENTATIVE TRACT MAP 50666

CONTAINING 1.388 ACRES MORE OR LESS

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY:_____

L.S. No. 9143 DATE:

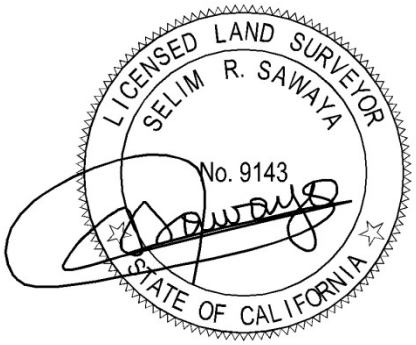


EXHIBIT "B"
LOT "I" - TENTATIVE TRACT MAP NO. 50666

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 58°06'33" W	53.00'
L2	N 50°42'38" W	42.64'
L3	N 26°33'54" E	58.14'
L4	N 45°56'21" E	129.42'
L5	N 03°19'04" W	138.23'
L6	N 19°51'19" W	114.83'
L7	N 38°17'25" W	124.28'
L8	N 51°03'43" W	57.58'
L9	N 47°21'41" E	50.55'
L10	N 51°03'43" W	55.77'
L11	N 38°17'25" W	121.02'
L12	N 58°22'20" W	180.87'
L13	N 19°51'19" W	131.36'
L14	N 03°19'04" W	186.05'
L15	N 74°48'17" W	25.13'
L16	N 56°11'07" E	181.16'
L17	N 26°33'54" E	26.83'
L18	N 47°21'41" E	51.95'

N 53°50'04" W
244.02'

PARCEL "B"
CERTIFICATE OF
COMPLIANCE SUB
2002-00004
INST. NO.
02-1405950 O.R.

182.03'
N 58°22'20" W

N 40°51'33" W 330.33'

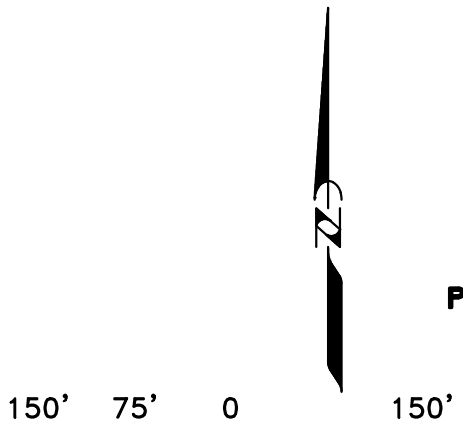
LOT G
INSTRUMENT NO.
06-0295376, O.R.

N 40°51'33" W 313.36'

LOT "I"
60,471 sq.ft.
1.388 ac.

P.O.B.

N 67°00'41" W
215.08'



SCALE: 1"= 150'

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EXHIBIT A

LOT "K" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCELS "B" AND "D" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RANCHO PALOS VERDES AS LOT "G", BY GRANT DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 11-0719715, OF OFFICIAL RECORDS; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT "I" OF TRACT NO. 50667 AS PER MAP FILED IN BOOK 1241 PAGES 71 TO 82 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING 17 COURSES;

THENCE NORTH 72° 04' 19" WEST 127.76 FEET;

THENCE, SOUTH 56° 55' 46" WEST 51.31 FEET;

THENCE, NORTH 80° 50' 59" WEST 150.92 FEET;

THENCE, SOUTH 89° 43' 33" WEST 209.00 FEET;

THENCE, NORTH 81° 44' 26" WEST 62.65 FEET;

THENCE, SOUTH 86° 02' 07" WEST 202.48 FEET;

THENCE, NORTH 70° 29' 21" WEST 134.74 FEET;

THENCE, NORTH 84° 02' 08" WEST 134.73 FEET;

THENCE, NORTH 42° 09' 57" WEST 214.52 FEET;

THENCE, NORTH 60° 49' 57" WEST 49.24 FEET;

THENCE, NORTH 80° 56' 32" WEST 69.87 FEET;

THENCE, NORTH 51° 11' 19" WEST 59.03 FEET;

THENCE, NORTH 81° 40' 10" WEST 282.99 FEET;

THENCE, NORTH 75° 39' 02" WEST 44.38 FEET;

THENCE, NORTH 89° 22' 38" WEST 92.01 FEET;

THENCE, NORTH 79° 22' 49" WEST 130.23 FEET;

THENCE, SOUTH 83° 28' 49" WEST 105.68 FEET;

THENCE, DEPARTING SAID BOUNDARY NORTH 65° 12' 55" WEST 417.45 FEET;

THENCE, NORTH 43° 03' 31" WEST 83.49 FEET;

THENCE, NORTH 54° 09' 44" EAST 88.81 FEET;

THENCE, NORTH 42° 17' 08" EAST 37.01 FEET;

THENCE, SOUTH 43° 03' 31" EAST 50.85 FEET;

THENCE, SOUTH 65° 12' 55" EAST 133.62 FEET;

THENCE, SOUTH 87° 08' 15" EAST 320.76 FEET;

THENCE, SOUTH 42° 58' 43" EAST 72.20 FEET;

THENCE, SOUTH 82° 36' 32" EAST 547.03 FEET;

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EXHIBIT A

LOT "K" OF VESTING TENTATIVE TRACT MAP 50666

THENCE, NORTH 38° 14' 02" EAST 42.01 FEET;

THENCE, SOUTH 58° 29' 45" EAST 36.49 FEET;

THENCE, SOUTH 69° 35' 51" EAST 161.49 FEET;

THENCE, SOUTH 35° 03' 34" EAST 61.86 FEET; `

THENCE, SOUTH 69° 14' 14" EAST 384.00 FEET;

THENCE, NORTH 86° 02' 07" EAST 148.08 FEET;

THENCE, SOUTH 62° 10' 33" EAST 40.94 FEET;

THENCE, NORTH 88° 26' 36" EAST 184.07 FEET;

THENCE, SOUTH 81° 37' 00" EAST 96.03 FEET;

THENCE, NORTH 57° 48' 12" EAST 68.70 FEET;

THENCE, SOUTH 72° 04' 19" EAST 264.16 FEET TO A POINT ALONG THE NORTHERLY BOUNDARY OF PARCEL "D" OF SAID CERTIFICATE OF COMPLIANCE; SAID POINT BEING DISTANT NORTH 41° 41' 34" WEST 14.31 FEET; FROM THE MOST EASTERLY CORNER OF SAID PARCEL;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, SOUTH 41° 41' 34" EAST 14.31 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING 2 COURSES;

THENCE SOUTH 48° 18' 25" WEST 156.00 FEET;

THENCE, SOUTH 00° 03' 17" EAST 61.17 FEET TO THE POINT OF BEGINNING;

CONTAINING 11.135 ACRES MORE OR LESS

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY:_____

L.S. No. 9143 DATE:

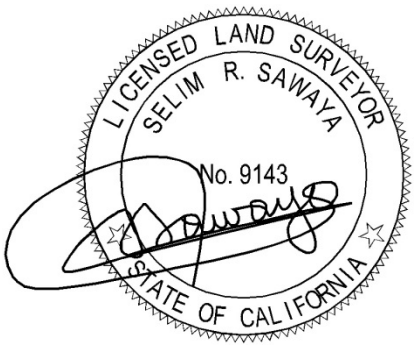

EXHIBIT "B"
LOT "K" - TENTATIVE TRACT MAP NO. 50666

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 72°04'19" W	127.76'
L2	N 56°55'46" E	51.31'
L3	N 80°50'59" W	150.92'
L4	N 89°43'33" E	209.00'
L5	N 81°44'26" W	62.65'
L6	N 86°02'07" E	202.48'
L7	N 70°29'21" W	134.74'
L8	N 84°02'08" W	134.73'
L9	N 42°09'57" W	214.52'
L10	N 60°49'57" W	49.24'
L11	N 80°56'32" W	69.87'
L12	N 51°11'19" W	59.03'
L13	N 81°40'10" W	282.99'
L14	N 75°39'02" W	44.38'
L15	N 89°22'38" W	92.01'
L16	N 79°22'49" W	130.23'
L17	N 83°28'49" E	105.68'
L18	N 65°12'55" W	417.45'
L19	N 43°03'31" W	83.49'
L20	N 54°09'44" E	88.81'
L21	N 42°17'08" E	37.01'
L22	N 43°03'31" W	50.85'
L23	N 65°12'55" W	133.62'
L24	N 87°08'15" W	320.76'
L25	N 42°58'43" W	72.20'

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	N 82°36'32" W	547.03'
L27	N 38°14'02" E	42.01'
L28	N 58°29'45" W	36.49'
L29	N 69°35'51" W	161.49'
L30	N 35°03'34" W	61.86'
L31	N 69°14'14" W	384.00'
L32	N 86°02'07" E	148.08'
L33	N 62°10'33" W	40.94'
L34	N 88°26'36" E	184.07'
L35	N 81°37'00" W	96.03'
L36	N 57°48'12" E	68.70'
L37	N 72°04'19" W	264.16'
L38	N 41°41'34" W	14.31'
L39	N 48°18'25" E	156.00'
L40	N 00°03'17" W	61.17'
L41	N 00°03'17" W	18.83'
L42	N 22°56'43" E	302.61'
L43	N 56°01'30" W	58.47'
L44	N 56°01'30" W	189.84'

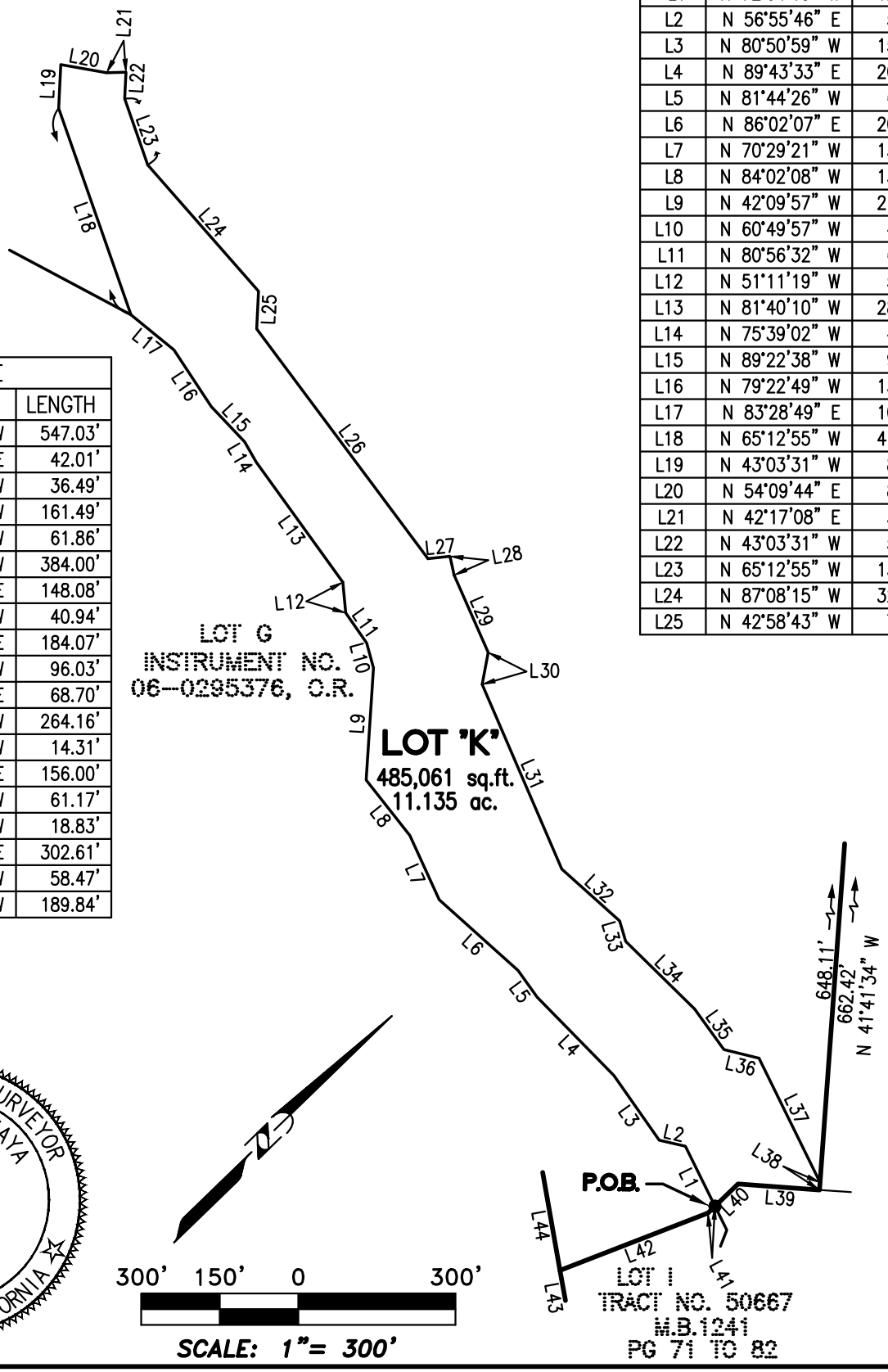

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EXHIBIT A

LOT "L" OF VESTING TENTATIVE TRACT MAP 50666

THAT PORTION OF PARCELS "B" AND "D" IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF NORTH 70**°** 18' 52" WEST 906.08 FEET IN THE SOUTHWESTERLY BOUNDARY OF LOT 38, TRACT NO. 50667 AS PER MAP FILED IN BOOK 1241 PAGES 71 TO 82 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 68**°** 36' 41" WEST 879.75 FEET TO THE "TRUE POINT OF BEGINNING";

THENCE, SOUTH 09° 40' 10" EAST 16.02 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 46.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 80° 19' 50" EAST;

THENCE, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49° 04' 00", AN ARC DISTANCE OF 39.39 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 800.00 FEET; A RADIAL TO SAID POINT BEARS NORTH 50° 36' 10" WEST;

THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 12' 16", AN ARC DISTANCE OF 86.63 FEET, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS NORTH 56° 48' 26" WEST;

THENCE, TANGENT TO SAID CURVE, SOUTH 33° 11' 34" WEST 60.13 FEET;

THENCE, NORTH 56° 48' 26" WEST 23.00 FEET;

THENCE, SOUTH 33° 11' 34" WEST 20.37 FEET;

THENCE, NORTH 57° 43' 28" WEST 92.83 FEET;

THENCE, NORTH 33° 09' 26" EAST 14.92 FEET;

THENCE, NORTH 56° 47' 17" WEST 19.18 FEET;

THENCE, NORTH 33° 12' 43" EAST 88.28 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 82.00 FEET A RADIAL TO SAID POINT BEARS NORTH 67° 38' 14" EAST;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 06' 43", AN ARC DISTANCE OF 28.78 FEET, A RADIAL TO SAID POINT BEARS NORTH 47° 31' 32" EAST;

THENCE NON-TANGENT TO SAID CURVE, THENCE, NORTH 71° 04' 00" WEST 153.75 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET A RADIAL TO SAID POINT BEARS SOUTH 18° 56' 00" WEST;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 30' 43", AN ARC DISTANCE OF 129.56 FEET, A RADIAL TO SAID POINT BEARS SOUTH 45° 26' 53" WEST;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 45° 26' 43" WEST 80.29 FEET;

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EXHIBIT A

LOT "L" OF VESTING TENTATIVE TRACT MAP 50666

THENCE, SOUTH 73° 51' 01" WEST 46.86 FEET;

THENCE, SOUTH 47° 11' 15" WEST 33.44 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 400.00 FEET A RADIAL TO SAID POINT BEARS SOUTH 47° 11' 15" WEST;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 38' 02", AN ARC DISTANCE OF 185.94 FEET, TO THE BEGINNING OF A TANGENT COMPOUND CURVE HAVING A RADIUS OF 70.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 73° 49' 17" WEST;

THENCE, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 14' 36", AN ARC DISTANCE OF 32.06 FEET, TO THE BEGINNING OF A TANGENT COMPOUND CURVE HAVING A RADIUS OF 96.00 FEET, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS NORTH 79° 56' 06" EAST;

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 71° 39' 48", AN ARC DISTANCE OF 120.07 FEET, A RADIAL TO SAID POINT BEARS NORTH 08° 16' 18" WEST;

THENCE, TANGENT TO SAID CURVE, NORTH 81° 43' 42" EAST 70.89 FEET;

THENCE, SOUTH 10° 45' 09" EAST 23.44 FEET;

THENCE, SOUTH 69° 21' 48" EAST 18.38 FEET;

THENCE, NORTH 80° 21' 00" EAST 15.07 FEET;

THENCE, SOUTH 09° 39' 00" EAST 4.32 FEET, TO THE BEGINNING OF A TANGENT CURVE,

CONCAVE NORTHEASTERLY HAVING A RADIUS OF 234.00 FEET A RADIAL TO SAID POINT BEARS SOUTH 80° 21' 00" WEST;

THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61° 25' 00", AN ARC DISTANCE OF 250.83 FEET, A RADIAL TO SAID POINT BEARS SOUTH 18° 56' 00" WEST;

THENCE, TANGENT TO SAID CURVE, SOUTH 71° 04' 00" EAST 147.42 FEET;

THENCE, SOUTH 18° 56' 00" WEST 16.00 FEET;

THENCE, SOUTH 71° 04' 00" EAST 11.30 FEET;

THENCE, NORTH 79° 51' 58" EAST 92.51 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.00 FEET A RADIAL TO SAID POINT BEARS NORTH 83° 12' 55" WEST;

THENCE, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 106° 27' 15", AN ARC DISTANCE OF 70.60 FEET, TO THE BEGINNING OF A TANGENT COMPOUND CURVE HAVING A RADIUS OF 275.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 09° 40' 10" EAST

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EXHIBIT A

LOT "L" OF VESTING TENTATIVE TRACT MAP 50666

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 25' 31", AN ARC DISTANCE OF 26.04 FEET, TO THE TRUE POINT OF BEGINNING, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS SOUTH 15° 05' 40" EAST.

CONTAINING 1.938 ACRES MORE OR LESS

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

BY:_____

L.S. No. 9143 DATE:

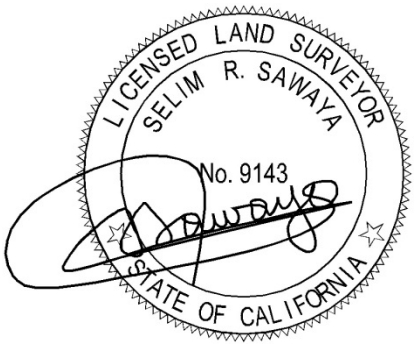
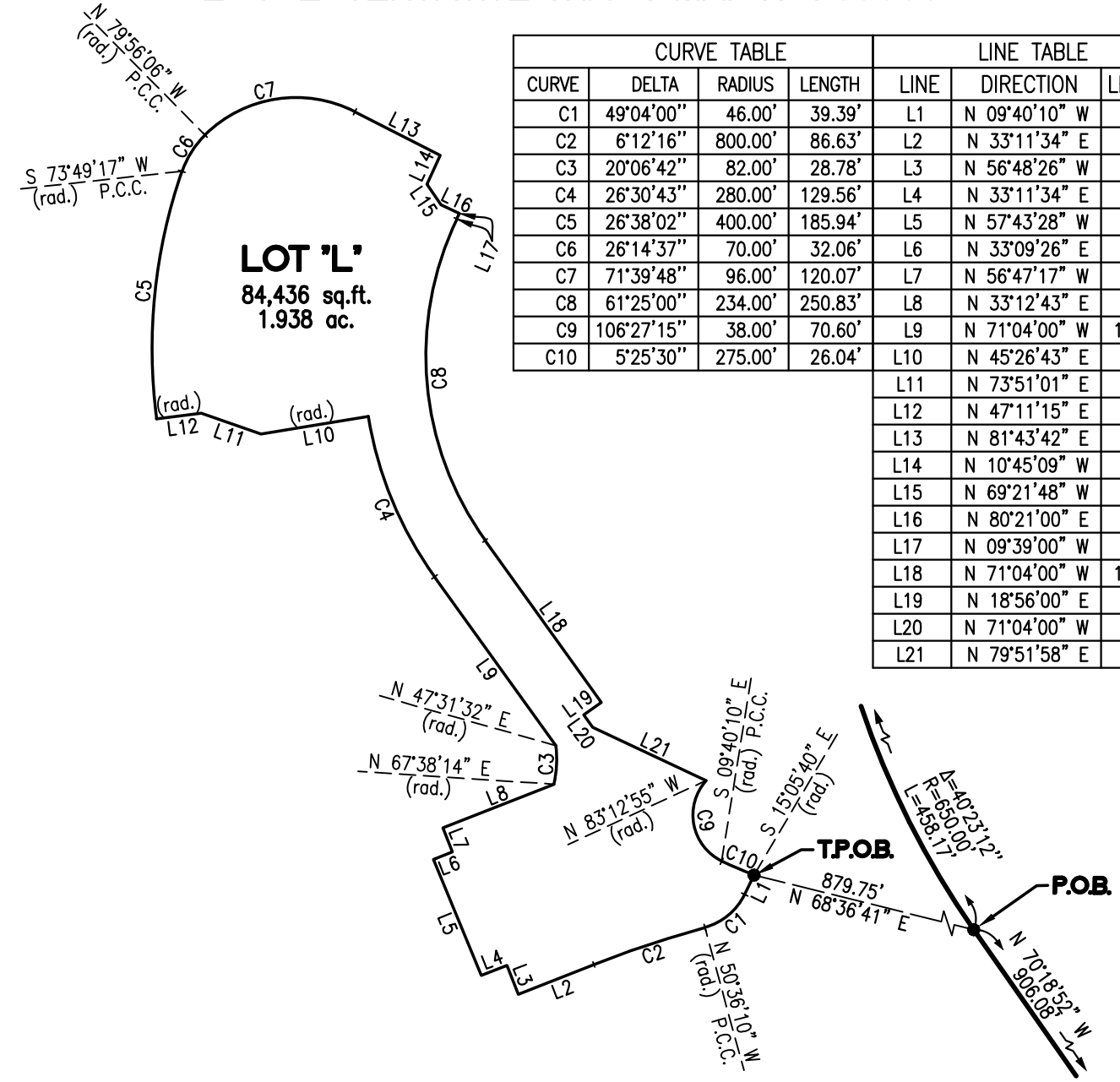


EXHIBIT "B"
LOT "L" TENTATIVE TRACT MAP NO. 50666



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°04'00"	46.00'	39.39'
C2	6°12'16"	800.00'	86.63'
C3	20°06'42"	82.00'	28.78'
C4	26°30'43"	280.00'	129.56'
C5	26°38'02"	400.00'	185.94'
C6	26°14'37"	70.00'	32.06'
C7	71°39'48"	96.00'	120.07'
C8	61°25'00"	234.00'	250.83'
C9	106°27'15"	38.00'	70.60'
C10	5°25'30"	275.00'	26.04'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 09°40'10" W	16.02'
L2	N 33°11'34" E	60.13'
L3	N 56°48'26" W	23.00'
L4	N 33°11'34" E	20.37'
L5	N 57°43'28" W	92.83'
L6	N 33°09'26" E	14.92'
L7	N 56°47'17" W	19.18'
L8	N 33°12'43" E	88.28'
L9	N 71°04'00" W	153.75'
L10	N 45°26'43" E	80.29'
L11	N 73°51'01" E	46.86'
L12	N 47°11'15" E	33.44'
L13	N 81°43'42" E	70.89'
L14	N 10°45'09" W	23.44'
L15	N 69°21'48" W	18.38'
L16	N 80°21'00" E	15.07'
L17	N 09°39'00" W	4.32'
L18	N 71°04'00" W	147.42'
L19	N 18°56'00" E	16.00'
L20	N 71°04'00" W	11.30'
L21	N 79°51'58" E	92.51'

120' 60' 0 120'

SCALE: 1"= 120'

LICENSED LAND SURVEYOR
SELIM R. SAWAYA
No. 9143
STATE OF CALIFORNIA

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EXHIBIT A

LOT "A" OF VESTING TENTATIVE TRACT MAP 50666

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RANCHO PALOS VERDES, CALIFORNIA MORE PARTICULARLY DESCRIBED IN THE DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 2011-0719711 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS DEPICTED THEREIN.

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EXHIBIT A

LOT "G" OF VESTING TENTATIVE TRACT MAP 50666

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RANCHO PALOS VERDES, CALIFORNIA MORE PARTICULARLY DESCRIBED IN THE DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 2011-0719715 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS DEPICTED THEREIN.

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EXHIBIT A

LOT "H" OF VESTING TENTATIVE TRACT MAP 50666

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RANCHO PALOS VERDES, CALIFORNIA MORE PARTICULARLY DESCRIBED IN THE DEED RECORDED NOVEMBER 6, 2018 AS INSTRUMENT NO. 2018-1122133 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS DEPICTED THEREIN.

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EXHIBIT "A"
LOTS "A" – "E" AND "G" – "K" OF
VESTING TENTATIVE TRACT MAP 50667

LOTS A, D, E, G, H, I, AND K

LOTS A, D, E, G, H, I AND K OF TRACT NO. 50667, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1241 PAGES 71 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A CERTIFICATE OF CORRECTION OF WHICH WAS RECORDED APRIL 25, 2000 AS INSTRUMENT NO. 00-622434, OFFICIAL RECORDS.

ADJUSTED LOT B

LOT B, OF TRACT NO. 50667, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1241 PAGES 71 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A CERTIFICATE OF CORRECTION OF WHICH WAS RECORDED APRIL 25, 2000 AS INSTRUMENT NO. 00-622434, OFFICIAL RECORDS ALSO AS SHOWN AND DEPICTED ON "EXHIBIT A" ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. SUB 2006-00017 RECORDED AUGUST 22, 2006 AS INSTRUMENT NO. 06-1873010 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM:
BEGINNING AT A POINT IN THE NORTHEAST CORNER OF LOT 24, OF SAID TRACT NO. 50667, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 20°57′ 16" EAST A DISTANCE OF 10.00 FEET, THENCE NORTH 69° 02′ 44" WEST AND PARALLEL TO THE NORTHEAST LINE OF SAID LOT 24, A DISTANCE OF 157.94 FEET; THENCE SOUTH 20° 57′ 16" WEST A DISTANCE OF 10.00 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID LOT 24; THENCE SOUTH 69° 02′ 44" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 157.94 FEET TO THE TRUE POINT OF BEGINNING.

ADJUSTED LOT C

LOT C, OF TRACT NO. 50667, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1241 PAGES 71 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A CERTIFICATE OF CORRECTION OF WHICH WAS RECORDED APRIL 25, 2000 AS INSTRUMENT NO. 00-622434, OFFICIAL RECORDS ALSO AS SHOWN AND DEPICTED ON "EXHIBIT A" ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. SUB 2004-00010 RECORDED AUGUST 22, 2006 AS INSTRUMENT NO. 2006-1873009 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF LOT 38, OF SAID TRACT NO. 50667, LYING SOUTHWESTERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT A POINT IN THE LINE OF THAT CERTAIN COURSE OF SAID LOT 38, SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 23° 29′ 55" EAST 250.52 FEET, DISTANT THEREON SOUTH 23° 29′ 55" WEST 181.34 FEET FROM THE MOST NORTHERLY TERMINUS THEREOF , SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID LINE BEING DESCRIBED HEREIN, THENCE LEAVING SAID LINE SOUTH 38° 57′ 55" EAST A DISTANCE OF 44.95 FEET; THENCE SOUTH 42°06′ 15" WEST A DISTANCE OF 59.68 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 38, THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 45° 05′ 14" EAST A DISTANCE OF 63.50 FEET; THENCE SOUTH 66° 42′ 21" EAST A DISTANCE OF 27.41 FEET; THENCE SOUTH 47° 53′ 45" EAST TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 38, SAID POINT BEING THE SOUTHEASTERLY TERMINATION OF SAID LINE BEING DESCRIBED HEREIN.

EXCEPT THERFROM:

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EXHIBIT "A"
LOTS "A" – "E" AND "G" – "K" OF
VESTING TENTATIVE TRACT MAP 50667

THAT PORTION OF SAID LOT C, LYING NORTHEASTERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE . BEGINNING AT A POINT IN THE LINE OF THAT CERTAIN COURSE OF LOT 38, OF SAID TRACT NO. 50667 SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 23° 29′ 55″ EAST 250.52 FEET, DISTANT THEREON, SOUTH 23° 29′ 55″ WEST 181.34 FEET FROM THE MOST NORTHERLY TERMINUS THEREOF, THENCE LEAVING SAID LINE SOUTH 38° 57′ 55″ EAST A DISTANCE OF 44.95 FEET; THENCE SOUTH 42° 06′ 15″ WEST A DISTANCE OF 59.68 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 38, THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 45° 05′ 14″ EAST A DISTANCE OF 63.50 FEET; TO THE TRUE POINT OF BEGINNING OF SAID LINE BEING DESCRIBED HEREIN THENCE SOUTH 66° 42′ 21″ EAST A DISTANCE OF 27.41 FEET; THENCE SOUTH 47° 53′ 45″ EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 38° 33′ 02″ EAST A DISTANCE OF 63.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN COURSE OF SAID LOT C, SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 45° 05′ 14″ WEST 554.72 FEET, SAID POINT BEING THE NORTHEASTERLY TERMINATION OF SAID LINE BEING DESCRIBED HEREIN.